

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION RECONCILED TO GENERAL LEDGER
Year to Date (YTD) as of August 31, 2020
Adjusted as of September 4, 2020

Account Activity Item Description	CHECKING		INVESTMENT		TOTAL ALL ACCOUNTS
	BOK Financial	InBank	ColoTrust Plus Average Monthly Yield 1.85%		
			General	CTF	
Beginning balance per bank	\$ 58,979	\$ -	\$ 689,478	\$ 894	\$ 749,351
YTD credits - Total deposits, wires and transfers	357,121	711,620	526,422	2,222	1,597,385
YTD debits - Total vouchers, wires and transfers	(371,945)	(564,146)	(470,191)	(2,149)	(1,408,431)
YTD balance	44,155	147,474	745,709	967	938,305
Less outstanding checks	-	(110,698)	-	-	(110,698)
Adjusted balance at end of period	44,155	36,776	745,709	967	827,607
Current period activity					
Deposits	-	-	-	-	-
Current payables	-	-	-	-	-
Auto payments - utilities	-	-	-	-	-
Transfers	-	-	-	-	-
Adjusted balance	44,155	36,776	745,709	967	827,607
Less:					
Restricted Conservation Trust Funds	-	-	-	(967)	(967)
Current unrestricted balance	\$ 44,155	\$ 36,776	\$ 745,709	\$ -	\$ 826,640

**WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of August 31, 2020**

Account Activity Item Description	General Fund	Capital Water Projects Fund	Water Fund	Capital Projects Fund	Road Paving Fund	TOTALS
Beginning fund balances	\$ 461,109	\$ 176,086	\$ 40,154	\$ -	\$ -	\$ 677,349
YTD DEPOSITS						
Colorado trust fund	123	-	-	-	-	123
Grant funds - wildfire reduction	8,100	-	-	-	-	8,100
Bank loan proceeds	-	-	-	-	536,625	536,625
Interest	4,691	-	-	-	-	4,691
Miscellaneous	5	-	157	-	-	162
Property taxes	239,607	63,768	-	135,068	96,476	534,919
Specific ownership taxes	6,384	4,968	-	-	2,001	13,353
Ruby Ranch arena donations	23,000	-	-	-	-	23,000
Stable/Meadow fees & deposits	2,900	-	-	-	-	2,900
Tap fees	-	-	30,527	-	-	30,527
Trash service fees	6,816	-	-	-	-	6,816
Water service charges	-	-	40,611	-	-	40,611
Total deposits	291,626	68,736	71,295	135,068	635,102	1,201,827
YTD total payables	(248,795)	(29,327)	(57,985)	(302,725)	(412,737)	(1,051,569)
Transfer (to) from other funds	-	-	-	-	-	-
YTD ending available fund balances	\$ 503,940	\$ 215,495	\$ 53,464	\$ (167,657)	\$ 222,365	\$ 827,607
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WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual - Cash Basis (Non-GAAP)
For the Eight Months Ended August 31, 2020

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 67%
REVENUES					
Conservation trust fund	\$ 286	\$ 200	\$ 123	\$ (77)	62%
Grant funds - wildfire reduction	6,117	9,000	8,100	(900)	90%
Interest	12,495	10,000	4,691	(5,309)	47%
Miscellaneous	20,755	-	5	5	-
Property taxes	244,683	248,354	239,607	(8,747)	96%
Specific ownership taxes	13,798	13,000	6,384	(6,616)	49%
Ruby Ranch arena donations	-	-	23,000	23,000	-
Stable/Meadow fees & deposits	-	-	2,900	2,900	-
Trash service fees	9,108	8,000	6,816	(1,184)	85%
Weed program/chargebacks	21	1,000	-	(1,000)	0%
Total revenues	307,263	289,554	291,626	2,072	101%
EXPENDITURES					
Administrative					
Audit	5,435	6,000	10,000	4,000	167%
County treasurer fees	12,238	12,250	11,980	(270)	98%
District management and accounting	72,374	50,000	63,152	13,152	126%
Election	31	9,000	1,645	(7,355)	18%
Insurance and SDA dues	7,192	6,500	7,491	991	115%
Legal	6,368	3,000	7,771	4,771	259%
Miscellaneous	2,618	2,500	1,092	(1,408)	44%
Reserve study	-	3,800	3,557	(243)	94%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,108	10,500	6,343	(4,157)	60%
Utilities	10,274	10,000	5,790	(4,210)	58%
Weeds	677	6,500	808	(5,692)	12%
Well repairs	-	2,500	-	(2,500)	0%
Wildfire fuel reduction	6,224	9,000	24,224	15,224	269%
Emergency reserve contribution (3%)	-	8,687	-	(8,687)	0%
Operations and maintenance					
Emergency water	-	17,000	-	(17,000)	0%
HFR in eagle's nest	-	20,000	-	(20,000)	0%
Gate	2,116	1,500	656	(844)	44%
General maintenance	10,126	1,000	4,047	3,047	405%
Irrigation					
Ditch, lateral, diversion, pond repair/creation	-	9,500	5,395	(4,105)	57%
Master irrigation map (GPS w/100' markers)	-	750	-	(750)	0%
Irrigation/meadow management	-	150	2,814	2,664	1876%
Irrigation management (irrigation/ditch rider)	4,000	5,500	2,750	(2,750)	50%
Hay meadows and fencing					
Meadow maintenance - non-stable	-	-	-	-	0%
Meadow fencing and repairs (remainder of K)	269	5,000	550	(4,450)	11%
Rock removal/fill/compact	-	2,000	-	(2,000)	0%
Weed spraying and rodent removal	-	900	-	(900)	0%
Soil testing/treatment/drag/seed	-	3,000	500	(2,500)	17%
Equipment rental (tractor, backhoe, dump truck)	-	1,500	-	(1,500)	0%
Roads					
Culvert replacements	-	5,000	-	(5,000)	0%
Road Improvements	2,190	-	-	-	0%
Road maintenance - summer	18,455	27,600	-	(27,600)	0%
Road maintenance - winter	-	49,200	2,268	(46,932)	5%
Snow plowing	40,691	54,000	33,016	(20,984)	61%
Stable - equestrian center					
Stable	2,204	3,000	1,508	(1,492)	50%
Stable Maintenance - Fencing	48,597	-	350	350	0%
Stable roof repairs	-	1,000	226	(774)	23%
Remove old and replace exterior façade	-	3,050	-	(3,050)	0%
Interior stall door repairs (rehang, header supports)	-	750	-	(750)	0%
Loft railing repair	-	50	-	(50)	0%
Exterior hay loft door repair	-	100	-	(100)	0%
Main entrance exterior light fixture	-	250	-	(250)	0%
Garage door exterior light fixture	-	500	-	(500)	0%
Replace compact fluorescents with bulbs	-	100	-	(100)	0%
Arena Project	-	-	50,862	50,862	-
Total expenditures	261,187	357,637	248,795	(108,842)	70%
EXCESS OF REVENUES OVER (UNDER)					
EXPENDITURES	46,076	(68,082)	42,831	110,913	
OTHER FINANCING SOURCES					
Transfer to capital projects fund	60,000	-	-	-	
Total other financing sources	60,000	-	-	-	
NET CHANGE IN FUND BALANCE					
	\$ 106,076	\$ (68,082)	42,831	\$ 110,913	
BEGINNING FUND BALANCE					
			461,109		
ENDING FUND BALANCE					
			\$ 503,940		

**WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL WATER PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual - Cash Basis (Non-GAAP)
For the Eight Months Ended August 31, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 67%
REVENUES					
Property taxes - water project	\$ 199,557	\$ 66,095	\$ 63,768	\$ (2,327)	96%
Specific ownership taxes	11,303	10,000	4,968	(5,032)	50%
SRF loan proceeds	1,404,992	-	-	-	-
Interest	57	-	-	-	-
Total revenues	<u>1,615,909</u>	<u>76,095</u>	<u>68,736</u>	<u>(7,359)</u>	<u>90%</u>
EXPENDITURES					
Audit	-	600	-	(600)	0%
County treasurer fees	9,981	991	3,188	2,197	322%
District management	-	-	-	-	-
Legal	-	-	-	-	-
Fire Protection/Water System Improvements	17,500	-	-	-	-
Road Paving Project 2020	7,560	-	-	-	-
Ruby ranch water and road system	8,995	-	8,601	8,601	-
Water system improvements	1,342,034	-	8,227	8,227	-
SRF loan (principal and interest)	-	66,095	9,311	(56,784)	14%
Total expenditures	<u>1,386,070</u>	<u>67,686</u>	<u>29,327</u>	<u>(38,359)</u>	<u>43%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>229,839</u>	<u>8,409</u>	<u>39,409</u>	<u>31,000</u>	
OTHER FINANCING USES					
Transfer from general fund	(60,000)	-	-	-	
Total other financing uses	<u>(60,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	
NET CHANGE IN FUND BALANCE	<u>\$ 169,839</u>	<u>\$ 8,409</u>	<u>39,409</u>	<u>\$ 31,000</u>	
BEGINNING FUND BALANCE			<u>176,086</u>		
ENDING FUND BALANCE			<u>\$ 215,495</u>		

WILLOW BROOK METROPOLITAN DISTRICT
WATER UTILITY FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual - Cash Basis (Non-GAAP)
For the Eight Months Ended August 31, 2020

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 67%
REVENUES					
Water service charges	\$ 62,509	\$ 55,000	\$ 40,611	\$ (14,389)	74%
Tap fees	23,773	-	30,527	30,527	-
Miscellaneous	46	-	157	157	0%
Total revenues	<u>86,328</u>	<u>55,000</u>	<u>71,295</u>	<u>16,295</u>	<u>130%</u>
EXPENDITURES					
Maintenance contract	23,160	28,800	19,080	(9,720)	66%
Repairs and maintenance	7,167	1,000	10,958	9,958	1096%
Tap agreement expense	8,000	-	16,580	16,580	0%
Utilities - Town of Silverthorne	111	110	86	(24)	78%
Utility billing	14,629	8,000	8,989	989	112%
Water testing	1,607	1,000	551	(449)	55%
Water system improvements	11,856	15,000	1,741	(13,259)	12%
Total expenditures	<u>66,530</u>	<u>53,910</u>	<u>57,985</u>	<u>4,075</u>	<u>108%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 19,798</u>	<u>\$ 1,090</u>	13,310	<u>\$ 12,220</u>	
BEGINNING FUND BALANCE			<u>40,154</u>		
ENDING FUND BALANCE			<u>\$ 53,464</u>		

**WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual - Cash Basis (Non-GAAP)
For the Eight Months Ended August 31, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 67%
REVENUES					
SRF funding	\$ -	\$ 360,000	\$ -	\$ (360,000)	0%
"Pay as you go" property taxes	-	140,000	135,068	(4,932)	96%
Summit county grant - fire protection	-	85,000	-	(85,000)	0%
Total revenues	<u>-</u>	<u>585,000</u>	<u>135,068</u>	<u>(449,932)</u>	<u>23%</u>
EXPENDITURES					
Fire protection/water system improvements					
County treasurer fees	-	-	6,753	6,753	0%
Installation of 13 fire hydrants	-	195,000	275,108	80,108	141%
PRV connection of 2 systems	-	100,000	2,323	(97,677)	2%
Gate House roof replacement	-	-	9,950	9,950	-
Road signage	-	-	8,591	8,591	-
Total expenditures	<u>-</u>	<u>295,000</u>	<u>302,725</u>	<u>7,725</u>	<u>103%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 290,000</u>	<u>(167,657)</u>	<u>\$ (457,657)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ (167,657)</u>		

WILLOW BROOK METROPOLITAN DISTRICT
ROAD PAVING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual - Cash Basis (Non-GAAP)
For the Eight Months Ended August 31, 2020

	<u>2019 Actuals</u>	<u>Adopted 2020 Budget</u>	<u>YTD Actual</u>	<u>YTD Variance Over (Under)</u>	<u>Percent of Budget 67%</u>
REVENUES					
Property taxes - road paving	\$ -	\$ 100,000	\$ 96,476	\$ (3,524)	96%
Specific ownership taxes	-	5,000	2,001	(2,999)	40%
Bank loan - paving	-	550,000	536,625	(13,375)	98%
Total revenues	<u>-</u>	<u>655,000</u>	<u>635,102</u>	<u>(19,898)</u>	<u>97%</u>
EXPENDITURES					
County treasurer fees	-	1,500	4,823	3,323	322%
Road paving project (2018 approval)	-	550,000	407,914	(142,086)	74%
Loan payment (principal & interest)	-	65,000	-	(65,000)	0%
Total expenditures	<u>-</u>	<u>616,500</u>	<u>412,737</u>	<u>(203,763)</u>	<u>67%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 38,500</u>	<u>222,365</u>	<u>\$ 183,865</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ 222,365</u>		