

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION RECONCILED TO GENERAL LEDGER
Year to Date (YTD) as of October 31, 2020
Adjusted as of November 16, 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	358,603	810,372	526,749	2,291	1,698,015
YTD debits - Total vouchers, wires and transfers	(372,128)	(771,600)	(510,260)	(2,149)	(1,656,137)
YTD balance	45,454	38,772	705,967	1,036	791,229
Less deposit in transit	(40,000)	-	-	-	(40,000)
Less outstanding checks	-	(19,373)	-	-	(19,373)
Adjusted balance at end of period	5,454	19,399	705,967	1,036	731,856
Current period activity					
Deposits	-	87,865	-	-	87,865
Current payables	-	(70,775)	-	-	(70,775)
Auto payments - utilities	-	(1,555)	-	-	(1,555)
Transfers	(5,454)	5,454	-	-	-
Adjusted balance	-	40,388	705,967	1,036	747,391
Less:					
Restricted Conservation Trust Funds	-	-	-	(1,036)	(1,036)
Current unrestricted balance	\$ -	\$ 40,388	\$ 705,967	\$ -	\$ 746,355

**WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of October 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	191	-	-	-	-	191
Grant funds - wildfire reduction	8,100	-	-	-	-	8,100
Bank loan proceeds	-	-	-	-	536,625	536,625
Interest	4,949	-	-	-	-	4,949
Miscellaneous	5	-	484	-	-	489
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	25,000	-	-	-	-	25,000
Stable/Meadow fees & deposits	3,250	-	-	-	-	3,250
Tap fees	-	-	30,527	-	-	30,527
Trash service fees	8,285	-	-	-	-	8,285
Water service charges	-	-	53,351	-	-	53,351
Total deposits	295,771	68,736	84,362	135,068	635,102	1,219,039
YTD total payables	(283,062)	(86,111)	(65,931)	(307,650)	(421,778)	(1,164,532)
YTD ending available fund balances	\$ 473,818	\$ 158,711	\$ 58,585	\$ (172,582)	\$ 213,324	\$ 731,856
	(page 3)	(page 4)	(page 5)	(page 6)	(page 7)	

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

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 83%
REVENUES					
Conservation trust fund	\$ 286	\$ 200	\$ 191	\$ (9)	96%
Grant funds - wildfire reduction	6,117	9,000	8,100	(900)	90%
Interest	12,495	10,000	4,949	(5,051)	49%
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	-	-	25,000	25,000	-
Stable/Meadow fees & deposits	-	-	3,250	3,250	-
Trash service fees	9,108	8,000	8,285	285	104%
Weed program/chargebacks	21	1,000	-	(1,000)	0%
Total revenues	307,263	289,554	295,771	6,217	102%
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	77,615	27,615	155%
Election	31	9,000	1,645	(7,355)	18%
Insurance and SDA dues	7,192	6,500	7,936	1,436	122%
Legal	6,368	3,000	8,291	5,291	276%
Miscellaneous	2,618	2,500	1,275	(1,225)	51%
Reserve study	-	3,800	3,557	(243)	94%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,108	10,500	8,902	(1,598)	85%
Utilities	10,274	10,000	6,932	(3,068)	69%
Weeds	677	6,500	808	(5,692)	12%
Well repairs	-	2,500	-	(2,500)	0%
Wildfire fuel reduction	6,224	9,000	33,159	24,159	368%
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%
Gale	2,116	1,500	656	(844)	44%
General maintenance	10,126	1,000	6,114	5,114	611%
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 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	-	-	-	-
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	2,112	(888)	70%
Stable Maintenance - Fencing	48,597	-	350	350	-
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	-	-	54,211	54,211	-
Total expenditures	261,187	357,637	283,062	(74,575)	79%
EXCESS OF REVENUES OVER (UNDER)					
EXPENDITURES	46,076	(68,082)	12,709	80,791	
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)	12,709	\$ 80,791	
BEGINNING FUND BALANCE			461,109		
ENDING FUND BALANCE			\$ 473,818		

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 Ten Months Ended October 31, 2020

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 83%
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	-	40,645	40,645	-	100%
SRF loan interest	-	25,450	25,450	-	100%
Total expenditures	<u>1,386,070</u>	<u>67,686</u>	<u>86,111</u>	<u>18,425</u>	<u>127%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>229,839</u>	<u>8,409</u>	<u>(17,375)</u>	<u>(25,784)</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>(17,375)</u>	<u>\$ (25,784)</u>	
BEGINNING FUND BALANCE			<u>176,086</u>		
ENDING FUND BALANCE			<u>\$ 158,711</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 Ten Months Ended October 31, 2020

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 83%
REVENUES					
Water service charges	\$ 62,509	\$ 55,000	\$ 53,351	\$ (1,649)	97%
Tap fees	23,773	-	30,527	30,527	-
Miscellaneous	46	-	484	484	-
Total revenues	<u>86,328</u>	<u>55,000</u>	<u>84,362</u>	<u>29,362</u>	<u>153%</u>
EXPENDITURES					
Maintenance contract	23,160	28,800	24,080	(4,720)	84%
Repairs and maintenance	7,167	1,000	13,363	12,363	1336%
Tap agreement expense	8,000	-	16,580	16,580	-
Utilities - Town of Silverthorne	111	110	86	(24)	78%
Utility billing	14,629	8,000	9,530	1,530	119%
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>65,931</u>	<u>12,021</u>	<u>122%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 19,798</u>	<u>\$ 1,090</u>	18,431	<u>\$ 17,341</u>	
BEGINNING FUND BALANCE			<u>40,154</u>		
ENDING FUND BALANCE			<u>\$ 58,585</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 Ten Months Ended October 31, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 83%
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	-
Installation of 13 fire hydrants	-	195,000	277,828	82,828	142%
PRV connection of 2 systems	-	100,000	4,528	(95,472)	5%
Gate House roof replacement	-	-	9,950	9,950	-
Road signage	-	-	8,591	8,591	-
Total expenditures	<u>-</u>	<u>295,000</u>	<u>307,650</u>	<u>12,650</u>	<u>104%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 290,000</u>	<u>(172,582)</u>	<u>\$ (462,582)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ (172,582)</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 Ten Months Ended October 31, 2020

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 83%
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	416,955	(133,045)	76%
Loan payment (principal & interest)	-	65,000	-	(65,000)	0%
Total expenditures	<u>-</u>	<u>616,500</u>	<u>421,778</u>	<u>(194,722)</u>	<u>68%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 38,500</u>	213,324	<u>\$ 174,824</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ 213,324</u>		