

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION RECONCILED TO GENERAL LEDGER
Year to Date (YTD) as of February 29, 2020
Adjusted as of March 16, 2020

Account Activity Item Description	CHECKING	INVESTMENT		TOTAL ALL ACCOUNTS
	BOK Financial	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	85,055	38,975	2,157	126,187
YTD debits - Total vouchers, wires and transfers	(120,162)	(120,130)	-	(240,292)
YTD balance	23,872	608,323	3,051	635,246
Less deposit in transit - not our deposit	-	-	-	-
Less outstanding checks	(13,871)	-	-	(13,871)
Adjusted balance at end of period	10,001	608,323	3,051	621,375
Current period activity				
Deposits	1,455	186,392	-	187,847
Current payables	(24,263)	-	-	(24,263)
Auto payments - utilities	(803)	-	-	(803)
Transfers	30,000	(27,851)	(2,149)	-
Adjusted balance	16,390	766,864	902	784,156
Less:				
Restricted Conservation Trust Funds	-	-	(902)	(902)
Current unrestricted balance	\$ 16,390	\$ 766,864	\$ -	\$ 783,254

**WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of February 29, 2020**

Account Activity Item Description	General Fund	Capital Water Projects Fund	Water Fund	Capital Projects Fund	Road Paving Fund	TOTALS
Beginning fund balances	\$ 443,533	\$ 176,086	\$ 57,730	\$ -	\$ -	\$ 677,349
YTD DEPOSITS						
Colorado trust fund	-	-	-	-	-	-
Grant funds - wildfire reduction	-	-	-	-	-	-
SRF loan proceeds	-	-	-	-	-	-
Interest	1,761	-	-	-	-	1,761
Miscellaneous	-	-	157	-	-	157
Property taxes	16,303	4,339	-	9,190	6,564	36,396
Specific ownership taxes	2,366	1,422	-	-	911	4,699
Tap fees	-	-	-	-	-	-
Trash service fees	2,582	-	-	-	-	2,582
Water service charges	-	-	12,317	-	-	12,317
Weed program/Chargebacks	-	-	-	-	-	-
Total deposits	23,012	5,761	12,474	9,190	7,475	57,912
YTD total payables	(57,984)	(19,192)	(20,831)	(7,024)	(8,855)	(113,886)
Transfer (to) from other funds	-	-	-	-	-	-
YTD ending available fund balances	\$ 408,561	\$ 162,655	\$ 49,373	\$ 2,166	\$ (1,380)	\$ 621,375
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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 Two Months Ended February 29, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 17%
REVENUES					
Conservation trust fund	\$ 286	\$ 200	\$ -	\$ (200)	0%
Grant funds - wildfire reduction	6,117	9,000	-	(9,000)	0%
Interest	12,495	10,000	1,761	(8,239)	18%
Miscellaneous	13,944	-	-	-	-
Property taxes	244,683	248,354	16,303	(232,051)	7%
Specific ownership taxes	13,798	13,000	2,366	(10,634)	18%
Trash service fees	8,579	8,000	2,582	(5,418)	32%
Weed program/chargebacks	890	1,000	-	(1,000)	0%
Total revenues	300,792	289,554	23,012	(266,542)	8%
EXPENDITURES					
Administrative					
Audit	5,435	6,000	-	(6,000)	0%
County treasurer fees	12,238	12,250	815	(11,435)	7%
District management and accounting	64,790	50,000	14,725	(35,275)	29%
Election	32	9,000	42	(8,958)	0%
Insurance and SDA dues	7,192	6,500	7,491	991	115%
Legal	6,368	3,000	1,812	(1,188)	60%
Miscellaneous	2,595	2,500	329	(2,171)	13%
Reserve study	-	3,800	-	(3,800)	0%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,762	10,500	1,729	(8,771)	16%
Utilities	9,433	10,000	1,667	(8,333)	17%
Weeds	677	6,500	-	(6,500)	0%
Well repairs	-	2,500	-	(2,500)	0%
Wildfire fuel reduction	6,224	9,000	6,224	(2,776)	69%
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	324	(1,176)	22%
General maintenance	9,626	1,000	3,547	2,547	355%
Irrigation					
Ditch, lateral, diversion, pond repair/creation	-	9,500	-	(9,500)	0%
Master irrigation map (GPS w/100' markers)	-	750	-	(750)	0%
Irrigation/meadow management	-	150	-	(150)	0%
Irrigation management (irrigation/ditch rider)	4,000	5,500	-	(5,500)	0%
Hay meadows and fencing					
Meadow maintenance - non-stable	-	-	-	-	0%
Meadow fencing and repairs (remainder of K)	270	5,000	-	(5,000)	0%
Rock removal/fill/compact	-	2,000	-	(2,000)	0%
Weed spraying and rodent removal	-	900	-	(900)	0%
Soil testing/treatment/drag/seed	-	3,000	-	(3,000)	0%
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	-	(49,200)	0%
Snow plowing	40,691	54,000	19,279	(34,721)	36%
Stable - equestrian center					
Stable	2,204	3,000	-	(3,000)	0%
Stable Maintenance - Fencing	48,597	-	-	-	0%
Stable roof repairs	-	1,000	-	(1,000)	0%
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%
Total expenditures	252,895	357,637	57,984	(299,653)	16%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES					
	47,897	(68,082)	(34,972)	33,110	
OTHER FINANCING SOURCES					
Transfer to capital projects fund	60,000	-	-	-	
Total other financing sources	60,000	-	-	-	
NET CHANGE IN FUND BALANCE	\$ 107,897	\$ (68,082)	(34,972)	\$ 33,110	
BEGINNING FUND BALANCE			443,533		
ENDING FUND BALANCE			\$ 408,561		

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 Two Months Ended February 29, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 17%
REVENUES					
Property taxes - water project	\$ 199,557	\$ 66,095	\$ 4,339	\$ (61,756)	7%
Specific ownership taxes	11,303	10,000	1,422	(8,578)	14%
SRF loan proceeds	1,404,992	-	-	-	-
Interest	57	-	-	-	-
Total revenues	<u>1,615,909</u>	<u>76,095</u>	<u>5,761</u>	<u>(70,334)</u>	<u>8%</u>
EXPENDITURES					
Audit	5,000	600	-	(600)	0%
County treasurer fees	9,981	991	217	(774)	22%
District management	55,524	-	-	-	-
Legal	10,546	-	-	-	-
Fire Protection/Water System Improvements	17,500	-	-	-	-
Road Paving Project 2020	7,560	-	-	-	-
Ruby ranch water and road system	8,995	-	11,288	11,288	-
Water system improvements	1,271,210	-	7,687	7,687	-
SRF loan (principal and interest)	-	66,095	-	(66,095)	0%
Total expenditures	<u>1,386,316</u>	<u>67,686</u>	<u>19,192</u>	<u>(48,494)</u>	<u>28%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES					
	<u>229,593</u>	<u>8,409</u>	<u>(13,431)</u>	<u>(21,840)</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>\$ 169,593</u>	<u>\$ 8,409</u>	<u>(13,431)</u>	<u>\$ (21,840)</u>	
BEGINNING FUND BALANCE			<u>176,086</u>		
ENDING FUND BALANCE			<u>\$ 162,655</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 Two Months Ended February 29, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 17%
REVENUES					
Water service charges	\$ 61,771	\$ 55,000	\$ 12,317	\$ (42,683)	22%
Tap fees	23,773	-	-	-	-
Miscellaneous	46	-	157	157	0%
Total revenues	<u>85,590</u>	<u>55,000</u>	<u>12,474</u>	<u>(42,526)</u>	<u>23%</u>
EXPENDITURES					
Maintenance contract	23,160	28,800	5,790	(23,010)	20%
Repairs and maintenance	7,264	1,000	3,979	2,979	398%
Tap agreement expense	8,000	-	8,000	8,000	0%
Utilities - Town of Silverthorne	111	110	28	(82)	25%
Utility billing	14,629	8,000	2,783	(5,217)	35%
Water testing	1,607	1,000	251	(749)	25%
Water system improvements	19,049	15,000	-	(15,000)	0%
Total expenditures	<u>73,820</u>	<u>53,910</u>	<u>20,831</u>	<u>(33,079)</u>	<u>39%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 11,770</u>	<u>\$ 1,090</u>	(8,357)	<u>\$ (9,447)</u>	
BEGINNING FUND BALANCE			<u>57,730</u>		
ENDING FUND BALANCE			<u>\$ 49,373</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 Two Months Ended February 29, 2020**

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 17%
REVENUES					
SRF funding	\$ -	\$ 360,000	\$ -	\$ (360,000)	0%
"Pay as you go" property taxes	-	140,000	9,190	(130,810)	7%
Summit county grant - fire protection	-	85,000	-	(85,000)	0%
Total revenues	<u>-</u>	<u>585,000</u>	<u>9,190</u>	<u>(575,810)</u>	<u>2%</u>
EXPENDITURES					
Fire protection/water system improvements					
County treasurer fees	-	-	459	459	0%
Installation of 13 fire hydrants	-	195,000	6,565	(188,435)	3%
PRV connection of 2 systems	-	100,000	-	(100,000)	0%
Total expenditures	<u>-</u>	<u>295,000</u>	<u>7,024</u>	<u>(287,976)</u>	<u>2%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 290,000</u>	2,166	<u>\$ (287,834)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ 2,166</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 Two Months Ended February 29, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 17%
REVENUES					
Property taxes - road paving	\$ -	\$ 100,000	\$ 6,564	\$ (93,436)	7%
Specific ownership taxes	-	5,000	911	(4,089)	18%
Bank loan/new funding - paving	-	550,000	-	(550,000)	0%
Total revenues	<u>-</u>	<u>655,000</u>	<u>7,475</u>	<u>(647,525)</u>	<u>1%</u>
EXPENDITURES					
County treasurer fees	-	1,500	328	(1,172)	22%
Road paving project (2018 approval)	-	550,000	8,527	(541,473)	2%
Loan payment (principal & interest)	-	65,000	-	(65,000)	0%
Total expenditures	<u>-</u>	<u>616,500</u>	<u>8,855</u>	<u>(607,645)</u>	<u>1%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 38,500</u>	<u>(1,380)</u>	<u>\$ (39,880)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ (1,380)</u>		