

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION RECONCILED TO GENERAL LEDGER
Year to Date (YTD) as of April 30, 2020
Adjusted as of May 8, 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	157,450	256,449	2,159	416,058
YTD debits - Total vouchers, wires and transfers	(177,836)	(180,130)	(2,149)	(360,115)
YTD balance	38,593	765,797	904	805,294
Less deposit in transit - not our deposit	-	-	-	-
Less outstanding checks	(8,402)	-	-	(8,402)
Adjusted balance at end of period	30,191	765,797	904	796,892
Current period activity				
Deposits	1,671	-	-	1,671
Current payables	(17,212)	-	-	(17,212)
Auto payments - utilities	(654)	-	-	(654)
Transfers	10,000	(10,000)	-	-
Adjusted balance	23,996	755,797	904	780,697
Less:				
Restricted Conservation Trust Funds	-	-	(904)	(904)
Current unrestricted balance	\$ 23,996	\$ 755,797	\$ -	\$ 779,793

WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of April 30, 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	61	-	-	-	-	61
Grant funds - wildfire reduction	-	-	-	-	-	-
SRF loan proceeds	-	-	-	-	-	-
Interest	3,353	-	-	-	-	3,353
Miscellaneous	5	-	157	-	-	162
Property taxes	115,501	30,739	-	65,108	46,505	257,853
Specific ownership taxes	3,894	3,053	-	-	1,043	7,990
Tap fees	-	-	-	-	-	-
Trash service fees	4,156	-	-	-	-	4,156
Water service charges	-	-	23,133	-	-	23,133
Weed program/Chargebacks	-	-	-	-	-	-
Total deposits	126,970	33,792	23,290	65,108	47,548	296,708
YTD total payables	(94,148)	(31,851)	(29,552)	(10,762)	(10,852)	(177,165)
Transfer (to) from other funds	-	-	-	-	-	-
YTD ending available fund balances	\$ 476,355	\$ 178,027	\$ 51,468	\$ 54,346	\$ 36,696	\$ 796,892

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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 Four Months Ended April 30, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 33%
REVENUES					
Conservation trust fund	\$ 286	\$ 200	\$ 61	\$ (139)	31%
Grant funds - wildfire reduction	6,117	9,000	-	(9,000)	0%
Interest	12,495	10,000	3,353	(6,647)	34%
Miscellaneous	13,944	-	5	5	-
Property taxes	244,683	248,354	115,501	(132,853)	47%
Specific ownership taxes	13,798	13,000	3,894	(9,106)	30%
Trash service fees	8,579	8,000	4,156	(3,844)	52%
Weed program/chargebacks	890	1,000	-	(1,000)	0%
Total revenues	300,792	289,554	126,970	(162,584)	44%
EXPENDITURES					
Administrative					
Audit	5,435	6,000	-	(6,000)	0%
County treasurer fees	12,238	12,250	5,775	(6,475)	47%
District management and accounting	64,790	50,000	25,793	(24,207)	52%
Election	32	9,000	1,434	(7,566)	16%
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	537	(1,963)	21%
Reserve study	-	3,800	-	(3,800)	0%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,762	10,500	2,383	(8,117)	23%
Utilities	9,433	10,000	3,314	(6,686)	33%
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	2,268	(46,932)	5%
Snow plowing	40,691	54,000	33,016	(20,984)	61%
Stable - equestrian center					
Stable	2,204	3,000	230	(2,770)	8%
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	94,148	(263,489)	26%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES					
	47,897	(68,082)	32,822	100,904	
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)	32,822	\$ 100,904	
BEGINNING FUND BALANCE					
			443,533		
ENDING FUND BALANCE					
			\$ 476,355		

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 Four Months Ended April 30, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 33%
REVENUES					
Property taxes - water project	\$ 199,557	\$ 66,095	\$ 30,739	\$ (35,356)	47%
Specific ownership taxes	11,303	10,000	3,053	(6,947)	31%
SRF loan proceeds	1,404,992	-	-	-	-
Interest	57	-	-	-	-
Total revenues	<u>1,615,909</u>	<u>76,095</u>	<u>33,792</u>	<u>(42,303)</u>	<u>44%</u>
EXPENDITURES					
Audit	5,000	600	-	(600)	0%
County treasurer fees	9,981	991	1,537	546	155%
District management	55,524	-	-	-	-
Legal	10,546	-	-	-	-
Fire Protection/Water System Improvements	17,500	-	1,158	1,158	-
Road Paving Project 2020	7,560	-	-	-	-
Ruby ranch water and road system	8,995	-	12,158	12,158	-
Water system improvements	1,271,210	-	7,687	7,687	-
SRF loan (principal and interest)	-	66,095	9,311	(56,784)	14%
Total expenditures	<u>1,386,316</u>	<u>67,686</u>	<u>31,851</u>	<u>(35,835)</u>	<u>47%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>229,593</u>	<u>8,409</u>	<u>1,941</u>	<u>(6,468)</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>1,941</u>	<u>\$ (6,468)</u>	
BEGINNING FUND BALANCE			<u>176,086</u>		
ENDING FUND BALANCE			<u>\$ 178,027</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 Four Months Ended April 30, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 33%
REVENUES					
Water service charges	\$ 61,771	\$ 55,000	\$ 23,133	\$ (31,867)	42%
Tap fees	23,773	-	-	-	-
Miscellaneous	46	-	157	157	0%
Total revenues	<u>85,590</u>	<u>55,000</u>	<u>23,290</u>	<u>(31,710)</u>	<u>42%</u>
EXPENDITURES					
Maintenance contract	23,160	28,800	9,650	(19,150)	34%
Repairs and maintenance	7,264	1,000	5,189	4,189	519%
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	4,543	(3,457)	57%
Water testing	1,607	1,000	401	(599)	40%
Water system improvements	19,049	15,000	1,741	(13,259)	12%
Total expenditures	<u>73,820</u>	<u>53,910</u>	<u>29,552</u>	<u>(24,358)</u>	<u>55%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 11,770</u>	<u>\$ 1,090</u>	(6,262)	<u>\$ (7,352)</u>	
BEGINNING FUND BALANCE			<u>57,730</u>		
ENDING FUND BALANCE			<u>\$ 51,468</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 Four Months Ended April 30, 2020**

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 33%
REVENUES					
SRF funding	\$ -	\$ 360,000	\$ -	\$ (360,000)	0%
"Pay as you go" property taxes	-	140,000	65,108	(74,892)	47%
Summit county grant - fire protection	-	85,000	-	(85,000)	0%
Total revenues	<u>-</u>	<u>585,000</u>	<u>65,108</u>	<u>(519,892)</u>	<u>11%</u>
EXPENDITURES					
Fire protection/water system improvements					
County treasurer fees	-	-	3,255	3,255	0%
Installation of 13 fire hydrants	-	195,000	7,507	(187,493)	4%
PRV connection of 2 systems	-	100,000	-	(100,000)	0%
Total expenditures	<u>-</u>	<u>295,000</u>	<u>10,762</u>	<u>(284,238)</u>	<u>4%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 290,000</u>	<u>54,346</u>	<u>\$ (235,654)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ 54,346</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 Four Months Ended April 30, 2020

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 33%
REVENUES					
Property taxes - road paving	\$ -	\$ 100,000	\$ 46,505	\$ (53,495)	47%
Specific ownership taxes	-	5,000	1,043	(3,957)	21%
Bank loan/new funding - paving	-	550,000	-	(550,000)	0%
Total revenues	<u>-</u>	<u>655,000</u>	<u>47,548</u>	<u>(607,452)</u>	<u>7%</u>
EXPENDITURES					
County treasurer fees	-	1,500	2,325	825	155%
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>10,852</u>	<u>(605,648)</u>	<u>2%</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 38,500</u>	36,696	<u>\$ (1,804)</u>	
BEGINNING FUND BALANCE			<u>-</u>		
ENDING FUND BALANCE			<u>\$ 36,696</u>		