

**WILLOW BROOK METROPOLITAN DISTRICT**  
**CASH POSITION RECONCILED TO GENERAL LEDGER**  
Year to Date (YTD) as of June 30, 2020  
Adjusted as of July 14, 2020

Account Activity Item Description	CHECKING		INVESTMENT		TOTAL ALL ACCOUNTS
	BOK Financial	InBank	ColoTrust Plus Average Monthly Yield 1.85%		
			General	CTF	
<b>Beginning balance per bank</b>	\$ 58,979	\$ -	\$ 689,478	\$ 894	\$ 749,351
YTD credits - Total deposits, wires and transfers	286,197	536,625	390,122	2,160	1,215,104
YTD debits - Total vouchers, wires and transfers	(266,710)	-	(250,130)	(2,149)	(518,989)
<b>YTD balance</b>	<b>78,466</b>	<b>536,625</b>	<b>829,470</b>	<b>905</b>	<b>1,445,466</b>
Less deposit in transit - not our deposit	-	-	-	-	-
Less outstanding checks	(71,877)	-	-	-	(71,877)
<b>Adjusted balance at end of period</b>	<b>6,589</b>	<b>536,625</b>	<b>829,470</b>	<b>905</b>	<b>1,373,589</b>
Current period activity					
Deposits	432	-	-	-	432
Current payables	(54,121)	(309,386)	-	-	(363,507)
Auto payments - utilities	(1,912)	-	-	-	(1,912)
Transfers	70,000	-	(70,000)	-	-
<b>Adjusted balance</b>	<b>20,988</b>	<b>227,239</b>	<b>759,470</b>	<b>905</b>	<b>1,008,602</b>
Less:					
Restricted Conservation Trust Funds	-	-	-	(905)	(905)
<b>Current unrestricted balance</b>	<b>\$ 20,988</b>	<b>\$ 227,239</b>	<b>\$ 759,470</b>	<b>\$ -</b>	<b>\$ 1,007,697</b>

**WILLOW BROOK METROPOLITAN DISTRICT  
FUND ALLOCATION OF AVAILABLE BALANCES  
Year to Date (YTD) as of June 30, 2020**

Account Activity Item Description	General Fund	Capital Water Projects Fund	Water Fund	Capital Projects Fund	Road Paving Fund	TOTALS
<b>Beginning fund balances</b>	\$ 443,533	\$ 176,086	\$ 57,730	\$ -	\$ -	\$ 677,349
<b>YTD DEPOSITS</b>						
Colorado trust fund	123	-	-	-	-	123
Bank loan proceeds	-	-	-	-	536,625	536,625
Interest	4,191	-	-	-	-	4,191
Miscellaneous	5	-	157	-	-	162
Property taxes	176,665	47,017	-	99,587	71,133	394,402
Specific ownership taxes	5,311	4,143	-	-	1,588	11,042
Ruby Ranch arena donations	23,000	-	-	-	-	23,000
Stable/Meadow fees & deposits	2,025	-	-	-	-	2,025
Tap fees	-	-	30,527	-	-	30,527
Trash service fees	4,764	-	-	-	-	4,764
Water service charges	-	-	25,719	-	-	25,719
<b>Total deposits</b>	216,084	51,160	56,403	99,587	609,346	1,032,580
<b>YTD total payables</b>	(212,687)	(27,950)	(41,768)	(32,974)	(20,961)	(336,340)
<b>Transfer (to) from other funds</b>	-	-	-	-	-	-
<b>YTD ending available fund balances</b>	<b>\$ 446,930</b>	<b>\$ 199,296</b>	<b>\$ 72,365</b>	<b>\$ 66,613</b>	<b>\$ 588,385</b>	<b>\$ 1,373,589</b>

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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 Six Months Ended June 30, 2020**

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 50%
<b>REVENUES</b>					
Conservation trust fund	\$ 286	\$ 200	\$ 123	\$ (77)	62%
Grant funds - wildfire reduction	6,117	9,000	-	(9,000)	0%
Interest	12,495	10,000	4,191	(5,809)	42%
Miscellaneous	13,944	-	5	5	-
Property taxes	244,683	248,354	176,665	(71,689)	71%
Specific ownership taxes	13,798	13,000	5,311	(7,689)	41%
Ruby Ranch arena donations	-	-	23,000	23,000	-
Stable/Meadow fees & deposits	-	-	2,025	2,025	-
Trash service fees	8,579	8,000	4,764	(3,236)	60%
Weed program/chargebacks	890	1,000	-	(1,000)	0%
<b>Total revenues</b>	<u>300,792</u>	<u>289,554</u>	<u>216,084</u>	<u>(73,470)</u>	<u>75%</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Audit	5,435	6,000	8,000	2,000	133%
County treasurer fees	12,238	12,250	8,833	(3,417)	72%
District management and accounting	64,790	50,000	42,832	(7,168)	86%
Election	32	9,000	1,645	(7,355)	18%
Insurance and SDA dues	7,192	6,500	7,491	991	115%
Legal	6,368	3,000	5,621	2,621	187%
Miscellaneous	2,595	2,500	858	(1,642)	34%
Reserve study	-	3,800	3,557	(243)	94%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,762	10,500	3,690	(6,810)	35%
Utilities	9,433	10,000	4,796	(5,204)	48%
Weeds	677	6,500	-	(6,500)	0%
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%
<b>Operations and maintenance</b>					
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	4,047	3,047	405%
<b>Irrigation</b>					
Ditch, lateral, diversion, pond repair/creation	-	9,500	5,145	(4,355)	54%
Master irrigation map (GPS w/100' markers)	-	750	-	(750)	0%
Irrigation/meadow management	-	150	64	(86)	43%
Irrigation management (irrigation/ditch rider)	4,000	5,500	2,750	(2,750)	50%
<b>Hay meadows and fencing</b>					
Meadow maintenance - non-stable	-	-	-	-	0%
Meadow fencing and repairs (remainder of K)	270	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%
<b>Roads</b>					
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%
<b>Stable - equestrian center</b>					
Stable	2,204	3,000	1,388	(1,612)	46%
Stable Maintenance - Fencing	48,597	-	-	-	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	-
<b>Total expenditures</b>	<u>252,895</u>	<u>357,637</u>	<u>212,687</u>	<u>(144,950)</u>	<u>59%</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>					
	<u>47,897</u>	<u>(68,082)</u>	<u>3,397</u>	<u>71,479</u>	
<b>OTHER FINANCING SOURCES</b>					
Transfer to capital projects fund	60,000	-	-	-	
<b>Total other financing sources</b>	<u>60,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<b>NET CHANGE IN FUND BALANCE</b>					
	<u>\$ 107,897</u>	<u>\$ (68,082)</u>	<u>3,397</u>	<u>\$ 71,479</u>	
<b>BEGINNING FUND BALANCE</b>					
			<u>443,533</u>		
<b>ENDING FUND BALANCE</b>					
			<u>\$ 446,930</u>		

**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 Six Months Ended June 30, 2020**

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 50%
<b>REVENUES</b>					
Property taxes - water project	\$ 199,557	\$ 66,095	\$ 47,017	\$ (19,078)	71%
Specific ownership taxes	11,303	10,000	4,143	(5,857)	41%
SRF loan proceeds	1,404,992	-	-	-	-
Interest	57	-	-	-	-
<b>Total revenues</b>	<u>1,615,909</u>	<u>76,095</u>	<u>51,160</u>	<u>(24,935)</u>	<u>67%</u>
<b>EXPENDITURES</b>					
Audit	5,000	600	-	(600)	0%
County treasurer fees	9,981	991	2,351	1,360	237%
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	-	8,601	8,601	-
Water system improvements	1,271,210	-	7,687	7,687	-
SRF loan (principal and interest)	-	66,095	9,311	(56,784)	14%
<b>Total expenditures</b>	<u>1,386,316</u>	<u>67,686</u>	<u>27,950</u>	<u>(39,736)</u>	<u>41%</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>229,593</u>	<u>8,409</u>	<u>23,210</u>	<u>14,801</u>	
<b>OTHER FINANCING USES</b>					
Transfer from general fund	(60,000)	-	-	-	
<b>Total other financing uses</b>	<u>(60,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 169,593</u>	<u>\$ 8,409</u>	<u>23,210</u>	<u>\$ 14,801</u>	
<b>BEGINNING FUND BALANCE</b>			<u>176,086</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ 199,296</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 Six Months Ended June 30, 2020**

	2019 Estimate	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 50%
<b>REVENUES</b>					
Water service charges	\$ 61,771	\$ 55,000	\$ 25,719	\$ (29,281)	47%
Tap fees	23,773	-	30,527	30,527	-
Miscellaneous	46	-	157	157	0%
<b>Total revenues</b>	<u>85,590</u>	<u>55,000</u>	<u>56,403</u>	<u>1,403</u>	<u>103%</u>
<b>EXPENDITURES</b>					
Maintenance contract	23,160	28,800	11,580	(17,220)	40%
Repairs and maintenance	7,264	1,000	5,339	4,339	534%
Tap agreement expense	8,000	-	16,580	16,580	0%
Utilities - Town of Silverthorne	111	110	57	(53)	52%
Utility billing	14,629	8,000	5,995	(2,005)	75%
Water testing	1,607	1,000	476	(524)	48%
Water system improvements	19,049	15,000	1,741	(13,259)	12%
<b>Total expenditures</b>	<u>73,820</u>	<u>53,910</u>	<u>41,768</u>	<u>(12,142)</u>	<u>77%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 11,770</u>	<u>\$ 1,090</u>	14,635	<u>\$ 13,545</u>	
<b>BEGINNING FUND BALANCE</b>			<u>57,730</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ 72,365</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 Six Months Ended June 30, 2020**

	<u>2019 Estimate</u>	<u>Adopted 2020 Budget</u>	<u>YTD Actual</u>	<u>YTD Variance Over (Under)</u>	<u>Percent of Budget 50%</u>
<b>REVENUES</b>					
SRF funding	\$ -	\$ 360,000	\$ -	\$ (360,000)	0%
"Pay as you go" property taxes	-	140,000	99,587	(40,413)	71%
Summit county grant - fire protection	-	85,000	-	(85,000)	0%
<b>Total revenues</b>	<u>-</u>	<u>585,000</u>	<u>99,587</u>	<u>(485,413)</u>	<u>17%</u>
<b>EXPENDITURES</b>					
<b>Fire protection/water system improvements</b>					
County treasurer fees	-	-	4,979	4,979	0%
Installation of 13 fire hydrants	-	195,000	18,045	(176,955)	9%
PRV connection of 2 systems	-	100,000	-	(100,000)	0%
Gate House roof replacement	-	-	9,950	9,950	-
<b>Total expenditures</b>	<u>-</u>	<u>295,000</u>	<u>32,974</u>	<u>(262,026)</u>	<u>11%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 290,000</u>	66,613	<u>\$ (223,387)</u>	
<b>BEGINNING FUND BALANCE</b>			<u>-</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ 66,613</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 Six Months Ended June 30, 2020**

	<u>2019 Estimate</u>	<u>Adopted 2020 Budget</u>	<u>YTD Actual</u>	<u>YTD Variance Over (Under)</u>	<u>Percent of Budget 50%</u>
<b>REVENUES</b>					
Property taxes - road paving	\$ -	\$ 100,000	\$ 71,133	\$ (28,867)	71%
Specific ownership taxes	-	5,000	1,588	(3,412)	32%
Bank loan - paving	-	550,000	536,625	(13,375)	98%
<b>Total revenues</b>	<u>-</u>	<u>655,000</u>	<u>609,346</u>	<u>(45,654)</u>	<u>93%</u>
<b>EXPENDITURES</b>					
County treasurer fees	-	1,500	3,556	2,056	237%
Road paving project (2018 approval)	-	550,000	17,405	(532,595)	3%
Loan payment (principal & interest)	-	65,000	-	(65,000)	0%
<b>Total expenditures</b>	<u>-</u>	<u>616,500</u>	<u>20,961</u>	<u>(595,539)</u>	<u>3%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 38,500</u>	<u>588,385</u>	<u>\$ 549,885</u>	
<b>BEGINNING FUND BALANCE</b>			<u>-</u>		
<b>ENDING FUND BALANCE</b>			<u><u>\$ 588,385</u></u>		