

**WILLOW BROOK METROPOLITAN DISTRICT  
FUND ALLOCATION OF AVAILABLE BALANCES  
Year to Date (YTD) as of September 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>	\$ 461,109	\$ 176,086	\$ 40,154	\$ -	\$ -	\$ 677,349
<b>YTD DEPOSITS</b>						
Colorado trust fund	191	-	-	-	-	191
Grant funds - wildfire reduction	8,100	-	-	-	-	8,100
Bank loan proceeds	-	-	-	-	536,625	536,625
Interest	4,836	-	-	-	-	4,836
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	3,250	-	-	-	-	3,250
Tap fees	-	-	30,527	-	-	30,527
Trash service fees	7,109	-	-	-	-	7,109
Water service charges	-	-	43,900	-	-	43,900
<b>Total deposits</b>	292,482	68,736	74,584	135,068	635,102	1,205,972
<b>YTD total payables</b>	(264,430)	(29,327)	(62,526)	(306,650)	(421,778)	(1,084,711)
<b>YTD ending available fund balances</b>	<b>\$ 489,161</b>	<b>\$ 215,495</b>	<b>\$ 52,212</b>	<b>\$ (171,582)</b>	<b>\$ 213,324</b>	<b>\$ 798,610</b>

(page 3)

(page 4)

(page 5)

(page 6)

(page 7)

6

**WILLOW BROOK METROPOLITAN DISTRICT**  
**CASH POSITION RECONCILED TO GENERAL LEDGER**  
Year to Date (YTD) as of September 30, 2020  
Adjusted as of October 8, 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	358,603	714,070	526,635	2,222	1,601,530
YTD debits - Total vouchers, wires and transfers	(372,043)	(675,720)	(470,191)	(2,149)	(1,520,103)
<b>YTD balance</b>	<b>45,539</b>	<b>38,350</b>	<b>745,922</b>	<b>967</b>	<b>830,778</b>
Less outstanding checks	-	(32,168)	-	-	(32,168)
<b>Adjusted balance at end of period</b>	<b>45,539</b>	<b>6,182</b>	<b>745,922</b>	<b>967</b>	<b>798,610</b>
<b>Current period activity</b>					
Deposits	-	-	-	-	-
Current payables	-	-	-	-	-
Auto payments - utilities	-	-	-	-	-
Transfers	(40,000)	40,000	-	-	-
<b>Adjusted balance</b>	<b>5,539</b>	<b>46,182</b>	<b>745,922</b>	<b>967</b>	<b>798,610</b>
Less:					
Restricted Conservation Trust Funds	-	-	-	(967)	(967)
<b>Current unrestricted balance</b>	<b>\$ 5,539</b>	<b>\$ 46,182</b>	<b>\$ 745,922</b>	<b>\$ -</b>	<b>\$ 797,643</b>

**WILLOW BROOK METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**Budget vs Actual - Cash Basis (Non-GAAP)**  
**For the Nine Months Ended September 30, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 75%
<b>REVENUES</b>					
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	4,836	(5,164)	48%
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	-	-	3,250	3,250	-
Trash service fees	9,108	8,000	7,109	(891)	89%
Weed program/chargebacks	21	1,000	-	(1,000)	0%
<b>Total revenues</b>	<b>307,263</b>	<b>289,554</b>	<b>292,482</b>	<b>2,928</b>	<b>101%</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
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	70,360	20,360	141%
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	7,771	4,771	259%
Miscellaneous	2,618	2,500	1,190	(1,310)	48%
Reserve study	-	3,800	3,557	(243)	94%
Survey ranch perimeter	-	5,000	-	(5,000)	0%
Trash removal	9,108	10,500	7,623	(2,877)	73%
Utilities	10,274	10,000	6,374	(3,626)	64%
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%
<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	656	(844)	44%
General maintenance	10,126	1,000	6,114	5,114	611%
<b>Irrigation</b>					
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%
<b>Hay meadows and fencing</b>					
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%
<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	2,112	(888)	70%
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	-	-	54,211	54,211	-
<b>Total expenditures</b>	<b>261,187</b>	<b>357,637</b>	<b>264,430</b>	<b>(93,207)</b>	<b>74%</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>46,076</b>	<b>(68,082)</b>	<b>28,052</b>	<b>96,134</b>	
<b>OTHER FINANCING SOURCES</b>					
Transfer to capital projects fund	60,000	-	-	-	
<b>Total other financing sources</b>	<b>60,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 106,076</b>	<b>\$ (68,082)</b>	<b>28,052</b>	<b>\$ 96,134</b>	
<b>BEGINNING FUND BALANCE</b>			<b>461,109</b>		
<b>ENDING FUND BALANCE</b>			<b>\$ 489,161</b>		

**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 Nine Months Ended September 30, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 75%
<b>REVENUES</b>					
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	-	-	-	-
<b>Total revenues</b>	<u>1,615,909</u>	<u>76,095</u>	<u>68,736</u>	<u>(7,359)</u>	<u>90%</u>
<b>EXPENDITURES</b>					
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%
<b>Total expenditures</b>	<u>1,386,070</u>	<u>67,686</u>	<u>29,327</u>	<u>(38,359)</u>	<u>43%</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>229,839</u>	<u>8,409</u>	<u>39,409</u>	<u>31,000</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>\$ 169,839</u>	<u>\$ 8,409</u>	<u>39,409</u>	<u>\$ 31,000</u>	
<b>BEGINNING FUND BALANCE</b>			<u>176,086</u>		
<b>ENDING FUND BALANCE</b>			<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 Nine Months Ended September 30, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 75%
<b>REVENUES</b>					
Water service charges	\$ 62,509	\$ 55,000	\$ 43,900	\$ (11,100)	80%
Tap fees	23,773	-	30,527	30,527	-
Miscellaneous	46	-	157	157	0%
<b>Total revenues</b>	<u>86,328</u>	<u>55,000</u>	<u>74,584</u>	<u>19,584</u>	<u>136%</u>
<b>EXPENDITURES</b>					
Maintenance contract	23,160	28,800	21,580	(7,220)	75%
Repairs and maintenance	7,167	1,000	12,813	11,813	1281%
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	9,175	1,175	115%
Water testing	1,607	1,000	551	(449)	55%
Water system improvements	11,856	15,000	1,741	(13,259)	12%
<b>Total expenditures</b>	<u>66,530</u>	<u>53,910</u>	<u>62,526</u>	<u>8,616</u>	<u>116%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 19,798</u>	<u>\$ 1,090</u>	12,058	<u>\$ 10,968</u>	
<b>BEGINNING FUND BALANCE</b>			<u>40,154</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ 52,212</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 Nine Months Ended September 30, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 75%
<b>REVENUES</b>					
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%
<b>Total revenues</b>	<u>-</u>	<u>585,000</u>	<u>135,068</u>	<u>(449,932)</u>	<u>23%</u>
<b>EXPENDITURES</b>					
<b>Fire protection/water system improvements</b>					
County treasurer fees	-	-	6,753	6,753	0%
Installation of 13 fire hydrants	-	195,000	276,828	81,828	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	-
<b>Total expenditures</b>	<u>-</u>	<u>295,000</u>	<u>306,650</u>	<u>11,650</u>	<u>104%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 290,000</u>	<u>(171,582)</u>	<u>\$ (461,582)</u>	
<b>BEGINNING FUND BALANCE</b>			<u>-</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ (171,582)</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 Nine Months Ended September 30, 2020**

	2019 Actuals	Adopted 2020 Budget	YTD Actual	YTD Variance Over (Under)	Percent of Budget 75%
<b>REVENUES</b>					
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%
<b>Total revenues</b>	<u>-</u>	<u>655,000</u>	<u>635,102</u>	<u>(19,898)</u>	<u>97%</u>
<b>EXPENDITURES</b>					
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%
<b>Total expenditures</b>	<u>-</u>	<u>616,500</u>	<u>421,778</u>	<u>(194,722)</u>	<u>68%</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 38,500</u>	213,324	<u>\$ 174,824</u>	
<b>BEGINNING FUND BALANCE</b>			<u>-</u>		
<b>ENDING FUND BALANCE</b>			<u>\$ 213,324</u>		