

**WILLOW BROOK METROPOLITAN DISTRICT  
CASH POSITION  
Year to Date (YTD) as of February 28, 2022  
Adjusted as of March 14, 2022**

Account Activity Item Description	InBank	INVESTMENT		Colotrust Yield .2275% Edge	TOTAL ALL ACCOUNTS
		ColoTrust Plus Average Monthly Yield .0981%			
		General	CTF		
<b>BEGINNING BANK BALANCE</b>	\$ 92,652	\$ 66,053	\$ 544	\$ 300,130	\$ 459,379
YTD credits - Total deposits, wires and transfers	45,607	70,624	73	105	116,409
YTD debits - Total vouchers, wires and transfers	(76,314)	(73)	-	(601)	(76,988)
YTD bank balance	61,945	136,604	617	299,634	498,800
Less outstanding checks	-	-	-	-	-
<b>Book balance at end of period - agrees to page 2 ending fund allocation</b>	<b>61,945</b>	<b>136,604</b>	<b>617</b>	<b>299,634</b>	<b>498,800</b>
Less amount restricted for Conservation Trust Funds	-	-	(617)	-	(617)
<b>UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD</b>	<b>61,945</b>	<b>136,604</b>	<b>-</b>	<b>299,634</b>	<b>498,183</b>
<b>Current period activity</b>					
Deposits	-	-	-	-	-
Current payables	(26,874)	-	-	-	(26,874)
Auto payments - utilities	(6,724)	-	-	-	(6,724)
Transfers	-	-	-	-	-
<b>Total current period adjustments</b>	<b>(33,598)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(33,598)</b>
<b>CURRENT UNRESTRICTED/UNALLOCATED BALANCE</b>	<b>\$ 28,347</b>	<b>\$ 136,604</b>	<b>\$ -</b>	<b>\$ 299,634</b>	<b>\$ 464,585</b>

**WILLOW BROOK METROPOLITAN DISTRICT  
FUND ALLOCATION OF AVAILABLE BALANCES  
Year to Date (YTD) as of February 28, 2022**

Account Activity Item Description	General	Capital Water Projects	Water	Road Paving	Total All Funds
<b>Beginning fund balances</b>	\$ 100,345	\$ 263,431	\$ 30	\$ 67,229	\$ 431,035
<b>YTD DEPOSITS</b>					
Conservation trust fund	-	-	-	-	-
Grant funds - wildfire reduction	29,114	-	-	-	29,114
Interest	118	-	-	-	118
Unrealized loss	(600)	-	-	-	(600)
Miscellaneous	31	-	115	-	146
Property taxes	43,191	16,275	-	10,731	70,197
Specific ownership taxes	2,313	968	-	642	3,923
Snow removal	5,209	-	-	-	5,209
Stable/Meadow fees & deposits	500	-	-	-	500
Trash service fees	2,077	-	-	-	2,077
Water service charges	-	-	8,561	-	8,561
<b>Total deposits</b>	81,953	17,243	8,676	11,373	119,245
<b>YTD total payables and transfers</b>	(41,916)	(814)	(8,213)	(537)	(51,480)
<b>YTD ending available fund balances</b>	<b>\$ 140,382</b>	<b>\$ 279,860</b>	<b>\$ 493</b>	<b>\$ 78,065</b>	<b>\$ 498,800</b>

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**WILLOW BROOK METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**Budget vs Actual**  
**For the Two Months Ended February 28, 2022**  
**With Comparative Amounts for the Year Ended December 31, 2021**

	2021 Actuals Cash Basis	2022 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Amended Budget YTD 17%
<b>REVENUES</b>					
Conservation trust fund	\$ 290	\$ 200	\$ -	\$ (200)	0%
Grant funds - wildfire reduction	900	8,500	29,114	20,614	343%
Interest	1,352	1,000	118	(882)	12%
General fund reserve fees	-	33,000	-	(33,000)	0%
Unrealized gain/(loss)	(300)	-	(600)	(600)	-
Miscellaneous	354	-	31	31	-
Property taxes and abatements	266,246	321,524	43,191	(278,333)	13%
Specific ownership taxes	14,243	22,600	2,313	(20,287)	10%
Snow removal	11,335	18,000	5,209	(12,791)	29%
Stable/Meadow fees & deposits	3,425	2,000	500	(1,500)	25%
Trash service fees	8,920	13,000	2,077	(10,923)	16%
<b>Total revenues</b>	<b>306,765</b>	<b>419,824</b>	<b>81,953</b>	<b>(337,871)</b>	<b>20%</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Audit	10,000	12,000	-	(12,000)	0%
County treasurer fees	13,347	16,077	2,160	(13,917)	13%
District management and accounting	90,805	80,000	4,143	(75,857)	5%
Election	-	2,000	380	(1,620)	19%
GIS project	5,617	-	-	-	-
Insurance and SDA dues	15,576	8,000	2,663	(5,337)	33%
Legal	14,005	10,000	97	(9,903)	1%
Miscellaneous	4,626	4,000	299	(3,701)	7%
Signage design proposal	-	40,000	-	(40,000)	0%
Trash enclosure improvements	-	3,000	-	(3,000)	0%
Trash removal	14,951	16,000	4,550	(11,450)	28%
Utilities	8,917	10,800	1,325	(9,475)	12%
Weeds	1,709	200	-	(200)	0%
SE Group - NEPA study	58,227	-	-	-	-
Emergency reserve contribution (3%)	-	12,595	-	(12,595)	0%
<b>Operations and maintenance</b>					
Gate	1,229	1,000	383	(617)	38%
General maintenance	1,259	2,000	-	(2,000)	0%
<b>Ranch manager</b>					
Salary	47,250	60,750	13,500	(47,250)	22%
Payroll taxes	794	4,875	3,594	(1,281)	74%
Benefits (including bonus)	317	2,850	72	(2,778)	3%
Back-up support	-	4,350	-	(4,350)	0%
<b>Irrigation</b>					
Irrigation/meadow management	1,059	-	423	423	-
<b>Hay meadows and fencing</b>					
Meadow fencing and repairs	969	500	-	(500)	0%
Rock removal/fill/compact	17	500	-	(500)	0%
Soil testing/treatment/drag/seed	-	500	-	(500)	0%
Weed spraying and rodent removal	-	2,000	-	(2,000)	0%
Drag hay meadows	-	1,500	-	(1,500)	0%
<b>Roads</b>					
Truck (including fuel)	82,798	10,000	1,799	(8,201)	18%
Postal route	-	15,000	-	(15,000)	0%
Road Improvements	-	10,000	-	(10,000)	0%
Roads - magnesium chloride	-	14,000	-	(14,000)	0%
Equipment rental	-	14,000	2,400	(11,600)	17%
Road maintenance - summer (2020 paid in 2021)	42,207	-	-	-	-
Road maintenance - winter (2020 paid in 2021)	17,188	-	-	-	-
Road maintenance	18,778	-	139	139	-
Snow plowing salt and sand	591	1,000	1,289	289	129%
<b>Stable - equestrian center</b>					
Barn remodel	16,006	-	2,625	2,625	-
Stable security	604	-	25	25	-
Stable Maintenance - Fencing	21	-	-	-	-
Replace compact fluorescents with bulbs	-	100	50	(50)	50%
<b>Total expenditures</b>	<b>468,867</b>	<b>359,597</b>	<b>41,916</b>	<b>(317,681)</b>	<b>12%</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>					
	(162,102)	60,227	40,037	(20,190)	66%
<b>OTHER FINANCING USES</b>					
Transfer to water operations fund	(64,000)	(33,100)	-	33,100	0%
Transfer to capital projects fund	(6,899)	-	-	-	-
Transfer from road paving fund	-	8,887	-	(8,887)	0%
<b>Total other financing uses</b>	<b>(70,899)</b>	<b>(24,213)</b>	<b>-</b>	<b>24,213</b>	<b>0%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(233,001)</b>	<b>\$ 36,014</b>	<b>40,037</b>	<b>\$ 4,023</b>	
<b>BEGINNING FUND BALANCE</b>	<b>333,346</b>		<b>100,345</b>		
<b>ENDING FUND BALANCE</b>	<b>\$ 100,345</b>		<b>\$ 140,382</b>		

**WILLOW BROOK METROPOLITAN DISTRICT**  
**CAPITAL WATER PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**Budget vs Actual**  
**For the Two Months Ended February 28, 2022**  
**With Comparative Amounts for the Year Ended December 31, 2021**

	2021 Actuals Cash Basis	Adopted 2022 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 17%
<b>REVENUES</b>					
Property taxes - water project	\$ 126,502	\$ 121,153	\$ 16,275	\$ (104,878)	13%
Specific ownership taxes	7,150	8,500	968	(7,532)	11%
Interest	321	100	-	(100)	0%
<b>Total revenues</b>	<u>133,973</u>	<u>129,753</u>	<u>17,243</u>	<u>(112,510)</u>	<u>13%</u>
<b>EXPENDITURES</b>					
County treasurer fees	6,340	6,058	814	(5,244)	13%
District management	25,000	-	-	-	-
PRV connection of 2 systems	70,000	-	-	-	-
Water system improvements	22,503	-	-	-	-
SRF loan principal	71,278	73,071	-	(73,071)	0%
SRF loan interest	42,291	40,498	-	(40,498)	0%
<b>Total expenditures</b>	<u>237,412</u>	<u>119,627</u>	<u>814</u>	<u>(118,813)</u>	<u>1%</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(103,439)</u>	<u>10,126</u>	<u>16,429</u>	<u>6,303</u>	<u>162%</u>
<b>OTHER FINANCING SOURCES</b>					
SRF loan proceeds	124,674	-	-	-	-
<b>Total other financing sources</b>	<u>124,674</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>
<b>NET CHANGE IN FUND BALANCE</b>	21,235	<u>\$ 10,126</u>	16,429	<u>\$ 6,303</u>	
<b>BEGINNING FUND BALANCE</b>	242,196		263,431		
<b>ENDING FUND BALANCE</b>	<u>\$ 263,431</u>		<u>\$ 279,860</u>		

**WILLOW BROOK METROPOLITAN DISTRICT**  
**WATER UTILITY FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**Budget vs Actual**  
**For the Two Months Ended February 28, 2022**  
**With Comparative Amounts for the Year Ended December 31, 2021**

	2020 Actuals Cash Basis	Adopted 2022 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 17%
<b>REVENUES</b>					
Water service charges	\$ 79,000	\$ 104,250	\$ 8,561	\$ (95,689)	8%
Marching grant monies - meters	-	25,000	-	(25,000)	0%
Project reserve fee (\$75/month)	-	49,500	-	(49,500)	0%
Miscellaneous	1,810	-	115	115	-
<b>Total revenues</b>	<b>80,810</b>	<b>178,750</b>	<b>8,676</b>	<b>(170,074)</b>	<b>5%</b>
<b>EXPENDITURES</b>					
Maintenance contract	31,290	30,900	2,575	(28,325)	8%
Quarterly tank inspections	-	1,500	-	(1,500)	0%
5-yr comprehensive tank inspection (annual)	-	1,300	-	(1,300)	0%
Annual backflow testing and reporting	-	1,340	-	(1,340)	0%
Lead and copper sampling	-	1,000	-	(1,000)	0%
Compliance sampling	-	1,000	-	(1,000)	0%
Monitoring plan	-	2,720	-	(2,720)	0%
Emergency response plan	-	340	-	(340)	0%
Backflow - Bam	-	-	1,414	1,414	-
Barn water	12,307	-	-	-	-
Initial BPCCC system survey	-	680	-	(680)	0%
Replace piping inside filing #1 well vault	-	15,000	-	(15,000)	0%
Ranch manager salary/benefits	-	24,275	-	(24,275)	0%
New meter installation	-	50,000	-	(50,000)	0%
Videotaping wells	14,745	-	-	-	-
Annual fire hydrant maintenance	-	750	-	(750)	0%
Repairs and maintenance	23,106	10,000	2,102	(7,898)	21%
Tap agreement expense	20,000	-	-	-	-
Utilities - Town of Silverthorne	155	120	42	(78)	35%
Utility billing	13,594	10,000	972	(9,028)	10%
Water testing	2,674	2,500	50	(2,450)	2%
Water system repairs	4,667	-	-	-	-
Water well evaluation/improvements	1,426	58,360	1,058	(57,302)	2%
Water well repairs and maintenance	20,816	-	-	-	-
<b>Total expenditures</b>	<b>144,780</b>	<b>211,785</b>	<b>8,213</b>	<b>(203,572)</b>	<b>4%</b>
<b>EXCESS OF REVENUES OVER (UNDER)</b>					
<b>EXPENSITURES</b>	<b>(63,970)</b>	<b>(33,035)</b>	<b>463</b>	<b>33,498</b>	<b>-1%</b>
<b>OTHER FINANCING SOURCES</b>					
Transfer from general fund	64,000	33,100	-	(33,100)	0%
<b>Total other financing sources</b>	<b>64,000</b>	<b>33,100</b>	<b>-</b>	<b>(33,100)</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>30</b>	<b>\$ 65</b>	<b>463</b>	<b>\$ 398</b>	
<b>BEGINNING FUND BALANCE</b>	<b>-</b>		<b>30</b>		
<b>ENDING FUND BALANCE</b>	<b>\$ 30</b>		<b>\$ 493</b>		

**WILLOW BROOK METROPOLITAN DISTRICT**  
**ROAD PAVING FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**Budget vs Actual**  
**For the Two Months Ended February 28, 2022**  
**With Comparative Amounts for the Year Ended December 31, 2021**

	2021 Actuals Cash Basis	Adopted 2022 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 17%
<b>REVENUES</b>					
Property taxes - road paving	\$ 85,025	\$ 79,882	\$ 10,731	\$ (69,151)	13%
Specific ownership taxes	4,607	5,600	642	(4,958)	11%
Interest	213	-	-	-	-
<b>Total revenues</b>	<u>89,845</u>	<u>85,482</u>	<u>11,373</u>	<u>(74,109)</u>	<u>13%</u>
<b>EXPENDITURES</b>					
County treasurer fees	4,261	3,995	537	(3,458)	13%
Road paving project	36,932	-	-	-	-
Loan payment principal	55,000	55,000	-	(55,000)	0%
Loan payment interest	19,800	17,600	-	(17,600)	0%
<b>Total expenditures</b>	<u>115,993</u>	<u>76,595</u>	<u>537</u>	<u>(76,058)</u>	<u>1%</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(26,148)</u>	<u>8,887</u>	<u>10,836</u>	<u>1,949</u>	<u>122%</u>
<b>OTHER FINANCING SOURCES</b>					
Transfer to general fund	-	(8,887)	-	8,887	-
<b>Total other financing sources</b>	<u>-</u>	<u>(8,887)</u>	<u>-</u>	<u>8,887</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>(26,148)</u>	<u>\$ -</u>	<u>10,836</u>	<u>\$ 10,836</u>	
<b>BEGINNING FUND BALANCE</b>	93,377		67,229		
<b>ENDING FUND BALANCE</b>	<u>\$ 67,229</u>		<u>\$ 78,065</u>		