

**WILLOW BROOK METROPOLITAN DISTRICT  
GENERAL FUND  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>2022 Actual</u>	<u>2023 Estimated</u>	<u>2024 Adopted</u>
<b>REVENUES</b>			
Conservation trust fund	\$ 544	\$ 500	\$ 500
Grant funds - wildfire reduction	29,114	-	-
Safety grant	2,094	-	-
Interest	3,424	26,000	21,000
Miscellaneous	305	155	-
Property taxes	324,434	263,042	304,145
Specific ownership taxes	15,445	17,117	17,900
Snow removal	20,856	25,000	15,000
Stable/meadow fees and deposits	500	1,000	1,000
Trash service fees	12,299	12,100	25,000
<b>Total revenues</b>	<u>409,015</u>	<u>344,914</u>	<u>384,545</u>
<b>EXPENDITURES</b>			
<b><u>Administrative</u></b>			
Audit	12,000	13,921	14,000
County treasurer fees	16,042	14,861	17,900
District management and accounting	68,955	80,000	80,000
Election	6,648	15,701	-
Insurance and SDA dues	18,811	19,532	24,300
Legal	6,193	20,000	12,000
Miscellaneous	4,221	4,000	15,000
Signage design proposal/improvements	6,309	2,653	-
Trash removal	18,764	23,758	25,000
Utilities	11,822	15,586	18,000
Weeds	194	6,890	10,000
Emergency reserve contribution (3%)	-	-	13,200
<b><u>Operations and maintenance</u></b>			
Gate	3,597	1,332	1,200
Repairs and maintenance general	1,295	2,284	2,000
<b><u>Ranch manager</u></b>			
Salary	46,340	60,750	63,788
Payroll taxes	5,767	10,000	10,000
Benefits (including bonus)	7,624	14,353	15,000
Back-up support	-	150	4,350
<b><u>Town of Silverthorne lease purchase</u></b>			
Town of Silverthorne lease purchase principal	-	60,000	60,000
Town of Silverthorne lease purchase interest	-	3,000	3,000
<b><u>Irrigation</u></b>			
Irrigation/meadow management	30	500	500
<b><u>Hay meadows and fencing</u></b>			
Drag hay meadows (\$599/6 hours x 2 days)	-	-	1,500
Meadow fencing & repairs	-	900	500
Rock removal/fill/compact	-	-	500
Soil testing/treatment/drag/seed	-	-	500
Weed spraying and rodent removal	-	6,896	-
<b><u>Roads</u></b>			
Truck/accessories/gas/insurance	12,015	11,962	16,000
Road improvements	17,840	2,181	10,000
Culverts	58,099	4,950	-
Equipment rental	5,006	2,500	-

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GENERAL FUND  
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	<b>2022 Actual</b>	<b>2023 Estimated</b>	<b>2024 Adopted</b>
Groomer	-	-	4,331
Snow plowing salt and sand	3,204	10,000	15,000
<b><u>Stable - equestrian center</u></b>			
Stable maintenance & security	265	900	15,000
Replace compact fluorescents with bulbs	50	100	100
<b>Total expenditures</b>	<u>331,091</u>	<u>409,660</u>	<u>452,669</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>77,924</u>	<u>(64,746)</u>	<u>(68,124)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to road paving fund	6,959	(57,663)	-
Transfer from capital project fund	-	151,520	-
Transfer to water operations fund	(45,877)	(26,757)	(40,000)
<b>Total other financing sources (uses)</b>	<u>(38,918)</u>	<u>67,100</u>	<u>(40,000)</u>
<b>NET CHANGE (WITHOUT RESERVE)</b>	39,006	2,354	(108,124)
<b>BEGINNING FUND BALANCE (WITHOUT RESERVE)</b>	158,314	197,320	199,674
<b>ENDING FUND BALANCE (WITHOUT RESERVE)</b>	<u>197,320</u>	<u>199,674</u>	<u>91,550</u>
<b>GENERAL FUND RESERVE</b>			
General fund reserve fees (max 5 mills)	-	33,912	52,871
General fund reserve fees	33,046	-	-
General fund reserve expenses	-	-	-
<b>Total general fund reserve</b>	<u>33,046</u>	<u>33,912</u>	<u>52,871</u>
<b>BEGINNING GENERAL FUND RESERVE BALANCE</b>	-	33,046	66,958
<b>ENDING GENERAL FUND RESERVE BALANCE</b>	<u>33,046</u>	<u>66,958</u>	<u>119,829</u>
<b>TOTAL NET CHANGE IN FUND BALANCE</b>	72,052	36,266	(55,253)
<b>TOTAL BEGINNING FUND BALANCE</b>	<u>158,314</u>	<u>230,366</u>	<u>266,632</u>
<b>TOTAL ENDING FUND BALANCE</b>	<u><b>\$ 230,366</b></u>	<u><b>266,632</b></u>	<u><b>\$ 211,379</b></u>

**WILLOW BROOK METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>2022 Actual</u>	<u>2023 Estimated</u>	<u>2024 Adopted</u>
<b>REVENUES</b>			
Property taxes - SRF loan	\$ 120,876	\$ 131,100	\$ 101,755
Property taxes - Mail boxes	-	36,741	-
Property taxes - Trash enclosure	-	26,030	-
Property taxes - Fuel reduction loan	-	54,259	110,839
Specific ownership taxes	5,809	12,500	10,700
Interest	19	204	-
Grant - USFS	125,000	-	-
Grant Summit County	149,000	38,119	-
<b>Total revenues</b>	<u>400,704</u>	<u>298,953</u>	<u>223,294</u>
<b>EXPENDITURES</b>			
County treasurer fees	6,045	12,416	10,630
District management and accounting	9,531	-	-
Election	11,868	-	-
Legal	6,601	-	-
Loan expenses	9,375	-	-
Fuel reduction loan principal	323,000	50,000	100,000
Fuel reduction loan interest	5,984	10,500	6,239
SRF loan principal	73,071	67,531	65,819
SRF loan interest	40,498	37,849	31,520
PRV connection of 2 systems	82,474	-	-
Fire reduction project	381,180	-	-
Mail box project	-	52,824	-
Trash enclosure improvements	-	27,563	-
<b>Total expenditures</b>	<u>949,627</u>	<u>258,683</u>	<u>214,208</u>
<b>EXCESS OF EXPENDITURES OVER (UNDER) REVENUES</b>	<u>(548,923)</u>	<u>40,270</u>	<u>9,086</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Loan proceeds	473,000	-	-
Transfer to general fund	-	(151,520)	-
<b>Total other financing sources (uses)</b>	<u>473,000</u>	<u>(151,520)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(75,923)	(111,250)	9,086
<b>BEGINNING FUND BALANCE</b>	<u>263,899</u>	<u>187,976</u>	<u>76,726</u>
<b>ENDING FUND BALANCE</b>	<u><b>\$ 187,976</b></u>	<u><b>\$ 76,726</b></u>	<u><b>\$ 85,812</b></u>
<b>Mail Boxes</b>			
Property taxes - Mail boxes		\$ 36,741	
Mail box project expense		(52,824)	
<b>Ending Balance Mail Boxes</b>		<u><b>\$ (16,083)</b></u>	
<b>Trash Enclosure</b>			
Property taxes - Trash enclosure		\$ 26,030	
Trash enclosure improvement		(27,563)	
<b>Ending Balance Trash Enclosure</b>		<u><b>\$ (1,533)</b></u>	

**WILLOW BROOK METROPOLITAN DISTRICT  
WATER OPERATIONS FUND  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	2022 Actual	2023 Estimated	2024 Adopted
<b>REVENUES</b>			
Water service charges	\$ 66,647	\$ 99,313	\$ 110,000
Matching grant - meters	-	-	30,000
Miscellaneous	-	15	-
<b>Total revenues</b>	<b>66,647</b>	<b>99,328</b>	<b>140,000</b>
<b>EXPENDITURES</b>			
Maintenance contract (basic services)	31,444	30,900	30,900
Quarterly tank inspections	-	-	1,500
5-yr comprehensive tank inspection (annual)	-	-	1,300
Annual backflow testing and reporting	-	-	1,340
Lead and copper sampling	-	-	1,000
Compliance sampling	-	-	1,000
Monitoring plan	-	-	2,720
Emergency response plan	-	-	340
Backflow - Barn	-	-	1,500
Initial BPCCC system survey	-	-	1,000
Replace piping inside filing #1 well vault	11,620	-	-
Ranch manager salary/benefits	24,275	24,275	25,489
New meter installation	-	-	60,000
Annual fire hydrant maintenance	720	720	720
Repairs and maintenance	24,531	6,000	6,000
Utilities - Town of Silverthorne	192	205	205
Utility billing	22,729	15,000	15,000
Water testing	573	7,000	7,000
Well water evaluation/improvements (Well #3)	38,801	-	-
<b>Total expenditures</b>	<b>154,885</b>	<b>84,100</b>	<b>157,014</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(88,238)</b>	<b>15,228</b>	<b>(17,014)</b>
<b>OTHER FINANCING SOURCES</b>			
Transfer from general fund	45,877	26,757	40,000
Transfer project fund overage	-	-	(27,125)
<b>Total other financing sources</b>	<b>45,877</b>	<b>26,757</b>	<b>12,875</b>
<b>NET CHANGE (WITHOUT RESERVE)</b>	<b>(42,361)</b>	<b>41,985</b>	<b>(4,139)</b>
<b>BEGINNING FUND BALANCE (WITHOUT RESERVE)</b>	<b>4,844</b>	<b>(37,517)</b>	<b>4,468</b>
<b>ENDING FUND BALANCE (WITHOUT RESERVE)</b>	<b>(37,517)</b>	<b>4,468</b>	<b>329</b>
<b>PROJECT FUND RESERVE</b>			
Project reserve fee (\$75/month)	48,403	49,500	49,500
Replace piping inside filing #1 well vault	-	(5,109)	-
GWUDI Assessment (Well No 1-R)	-	(19,086)	(15,000)
Well water evaluation/improvements (Well #3)	-	(45,333)	(45,000)
Well No. 1 - Pumps	-	-	(15,000)
Well No. 1 - Instruments	-	-	(15,000)
Well No. 2 - Instruments	-	-	(15,000)
Transfer project fund overage	-	-	27,125
<b>Total project fund reserve</b>	<b>48,403</b>	<b>(20,028)</b>	<b>(28,375)</b>
<b>BEGINNING PROJECT FUND RESERVE BALANCE</b>	<b>-</b>	<b>48,403</b>	<b>28,375</b>
<b>ENDING PROJECT FUND RESERVE BALANCE</b>	<b>48,403</b>	<b>28,375</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>6,042</b>	<b>21,957</b>	<b>(32,514)</b>
<b>BEGINNING FUND BALANCE</b>	<b>4,844</b>	<b>10,886</b>	<b>32,843</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 10,886</b>	<b>\$ 32,843</b>	<b>\$ 329</b>

**WILLOW BROOK METROPOLITAN DISTRICT  
ROAD PAVING FUND  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2022 Actual</b>	<b>2023 Estimated</b>	<b>2024 Adopted</b>
<b>REVENUES</b>			
Property taxes - road paving	\$ 79,701	\$ 88,765	\$ 97,854
Specific ownership taxes	3,827	5,026	4,900
Interest	13	73	-
<b>Total revenues</b>	<b>83,541</b>	<b>93,864</b>	<b>102,754</b>
<b>EXPENDITURES</b>			
County treasurer fees	3,986	4,450	4,900
Loan principal	55,000	55,000	55,000
Loan interest	17,631	15,400	13,200
<b>Total expenditures</b>	<b>76,617</b>	<b>74,850</b>	<b>73,100</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>6,924</b>	<b>19,014</b>	<b>29,654</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to/from general fund	(6,959)	57,663	-
<b>Total other financing sources (uses)</b>	<b>(6,959)</b>	<b>57,663</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(35)</b>	<b>76,677</b>	<b>29,654</b>
<b>BEGINNING FUND BALANCE</b>	<b>312</b>	<b>277</b>	<b>76,954</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 277</b>	<b>\$ 76,954</b>	<b>\$ 106,608</b>