

WILLOW BROOK METROPOLITAN DISTRICT					
2010 BUDGET					
SUMMARY					
	2008	2009	2009	2010	% Dif:
	Actual	Projected	Budget	Budget	09act-10bud
Beginning Fund Balance:					
General Fund	\$ 229,261	\$ 221,081	\$ 234,377	\$ 194,009	-12.25%
General Fund Capital Reserve	\$ -	\$ 28,045	\$ 38,973	\$ 71,018	0.00%
Debt Service Fund	\$ 176,223	\$ 231,607	\$ 200,895	\$ 290,269	25.33%
Water Utility Fund	\$ 21,328	\$ 16,053	\$ 21,549	\$ 4,769	-70.30%
Water Utility Fund Capital Reserve	\$ -	\$ 25,000	\$ 20,903	\$ 25,000	0.00%
Total Beginning Fund Balance:	\$ 426,812	\$ 521,786	\$ 516,697	\$ 585,065	12.13%
Revenues by Fund:					
General Fund	\$ 273,449	\$ 246,116	\$ 249,000	\$ 282,017	14.59%
General Fund Capital Reserve					0.00%
Debt Service Fund	\$ 105,339	\$ 106,761	\$ 101,886	\$ 121,685	13.98%
Water Utility Fund	\$ 36,182	\$ 30,549	\$ 46,500	\$ 39,859	30.47%
Water Utility Fund Capital Reserve	\$ -	\$ -	\$ -	\$ 7,704	0.00%
Total Revenues:	\$ 414,970	\$ 383,426	\$ 397,386	\$ 451,265	17.69%
Expenditures by Fund:					
General Fund	\$ 186,629	\$ 178,188	\$ 181,639	\$ 207,323	16.35%
General Fund Capital Reserve	\$ 41,955	\$ 27,027	\$ 94,000	\$ 110,000	307.00%
Debt Service Fund	\$ 49,955	\$ 48,540	\$ 53,517	\$ 287,505	492.31%
Water Utility Fund	\$ 41,457	\$ 66,834	\$ 58,199	\$ 63,237	-5.38%
Water Utility Fund Capital Reserve	\$ -	\$ -	\$ 10,000	\$ 130,000	-
Total Expenditures:	\$ 319,996	\$ 320,588	\$ 397,355	\$ 798,065	148.94%
Transfers by Fund (In/Out):					
General Fund	\$ (95,000)	\$ (95,000)	\$ (75,000)	\$ (95,000)	0.00%
General Fund Capital Reserve	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	0.00%
Debt Service Fund	\$ -	\$ -	\$ -	\$ (124,102)	0.00%
Water Utility Fund	\$ -	\$ 25,000	\$ -	\$ 25,000	0.00%
Water Utility Fund Capital Reserve	\$ 25,000	\$ -	\$ 5,000	\$ 124,102	0.00%
Total Transfers (In/Out):	\$ -	\$ -	\$ -	\$ -	0.00%
Ending Fund Balances:					
General Fund	\$ 221,081	\$ 194,009	\$ 226,738	\$ 173,703	-10.47%
General Fund Capital Reserve	\$ 28,045	\$ 71,018	\$ 14,973	\$ 31,018	-56.32%
Debt Service Fund	\$ 231,607	\$ 289,828	\$ 249,264	\$ 347	-99.88%
Water Utility Fund	\$ 16,053	\$ 4,769	\$ 9,850	\$ 6,391	34.01%
Water Utility Fund Capital Reserve	\$ 25,000	\$ 25,000	\$ 15,903	\$ 26,806	7.22%
Total Ending Fund Balances:	\$ 521,786	\$ 584,624	\$ 516,728	\$ 238,265	-59.24%

WILLOW BROOK METROPOLITAN DISTRICT 2010 BUDGET							
General Fund							
-----2009-----							
	2008	Jan-August	Sept-Dec	Total	2009	2010	
	Actual	Actual	Projected	Projected	Budget	Budget	Notes:
Beginning Fund Balance:	\$ 229,261	\$ 221,081	\$ 287,151	\$ 221,081	\$ 234,377	\$ 194,009	Projected
Revenues:							
Property Tax	\$ 179,335	\$ 180,480	\$ 2,470	\$ 182,950	\$ 182,950	\$ 208,657	31.526 Mills for General Fund
Specific Ownership Tax	\$ 9,806	\$ 5,877	\$ 2,009	\$ 7,886	\$ 14,500	\$ 8,994	in '09 SOT was all budgeted in GF.
Interest Income	\$ 7,337	\$ 1,351	\$ 675	\$ 2,026	\$ -	\$ 3,295	
Construction Damage Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	In/Out
Stable/Meadow Fees	\$ 44,958	\$ 29,390	\$ 14,385	\$ 43,775	\$ 40,000	\$ 44,220	
Trash Service Fees	\$ 8,073	\$ 4,658	\$ 1,932	\$ 6,590	\$ 6,300	\$ 6,300	
Conservation Trust Fund	\$ 310	\$ 144	\$ 144	\$ 289		\$ 300	
Insurance Proceeds	\$ 17,720	\$ 226					
Miscellaneous	\$ 1,910		\$ 69	\$ 69	\$ 500	\$ 500	
Weed Program (Chargebacks)	\$ -	\$ 191	\$ 1,640	\$ 1,831	\$ 2,250	\$ 2,250	
USFS Grant	\$ 4,000	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	
Chargebacks	\$ -	\$ 700	\$ -	\$ 700	\$ -	\$ -	
Total Revenue:	\$ 273,449	\$ 223,017	\$ 23,325	\$ 246,116	\$ 249,000	\$ 282,017	
Total Funds Available:	\$ 502,710	\$ 444,098	\$ 310,476	\$ 467,197	\$ 483,377	\$ 476,026	
Operating Expenditures:							
District Management	\$ 21,619	\$ 15,120	\$ 7,560	\$ 22,680	\$ 22,680	\$ 22,680	Fixed Rate in '09 & '10 of \$1,890/mt
Legal	\$ 11,035	\$ 8,776	\$ 5,661	\$ 14,437	\$ 5,000	\$ 10,000	All in Gen Fund
Audit/Accounting	\$ 4,715	\$ 131	\$ 3,750	\$ 3,881	\$ 3,750	\$ 3,750	50% to Gen Fund
Election	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Mail Ballot
Insurance	\$ 583	\$ 453	\$ 1,965	\$ 2,418	\$ 2,500	\$ 2,500	
Office Supplies	\$ 2,637	\$ 1,927	\$ 964	\$ 2,891	\$ 2,400	\$ 2,750	
Utilities	\$ 2,512	\$ 1,514	\$ 846	\$ 2,360	\$ 2,500	\$ 2,500	30% of Elec & Phone
Treasurer	\$ 8,967	\$ 8,805	\$ 283	\$ 9,088	\$ 8,936	\$ 10,433	
Stable Maintenance	\$ 32,686	\$ 23,711	\$ 20,558	\$ 44,269	\$ 33,969	\$ 46,723	See Barn Report: \$8/day cntrct incr
Meadow Maint. (Stable Related)	\$ 2,200	\$ 2,210	\$ 1,155	\$ 3,365	\$ 5,040	\$ 5,480	See Stable Report
Meadow Maintenance (Non-Stable)	\$ 2,818	\$ 3,755	\$ 1,304	\$ 5,059	\$ 5,698	\$ 7,680	See Stable Report
Weed Maintenance	\$ 3,200	\$ -	\$ 4,153	\$ 4,153	\$ 7,000	\$ 7,000	Includes Chargeback to Residents
Mosquito Control	\$ 1,075	\$ -	\$ -	\$ -	\$ 1,075	\$ -	
Trash Removal	\$ 5,540	\$ 3,459	\$ 1,660	\$ 5,119	\$ 5,280	\$ 5,016	
Gate Repair	\$ 5,501	\$ 4,220	\$ 280	\$ 4,500	\$ 5,000	\$ 5,000	
Road Maintenance	\$ 25,370	\$ 13,119	\$ 4,649	\$ 17,768	\$ 24,311	\$ 24,311	
Snow Plowing	\$ 54,778	\$ 22,550	\$ 8,950	\$ 31,500	\$ 31,500	\$ 31,500	
Construction Damage Dep - Refund	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 5,000	\$ 5,000	In/Out
Other/Contingency	\$ 1,393	\$ -	\$ 500	\$ 500	\$ 10,000	\$ 10,000	
Total Operating Expenditures:	\$ 186,629	\$ 109,750	\$ 68,438	\$ 178,188	\$ 181,639	\$ 207,323	
Transfers Out:							
Capital Reserves	\$ (70,000)	\$ (31,197)	\$ (38,803)	\$ (70,000)	\$ (70,000)	\$ (70,000)	
Water Utility Fund	\$ -	\$ (16,000)	\$ (4,000)	\$ (25,000)	\$ -	\$ (25,000)	
Water Utility Capital Reserve Fund	\$ (25,000)	\$ -	\$ -	\$ -	\$ (5,000)	\$ -	
Total Transfers:	\$ (95,000)	\$ (47,197)	\$ (42,803)	\$ (95,000)	\$ (75,000)	\$ (95,000)	
Total Expenditures & Transfers:	\$ 281,629	\$ 156,947	\$ 111,241	\$ 273,188	\$ 256,639	\$ 302,323	
Rev. in Excess of Exp. & Trnsfrs:	\$ (8,180)	\$ 66,070	\$ (87,916)	\$ (27,072)	\$ (7,638)	\$ (20,306)	
Ending Fund Balance:	\$ 221,081	\$ 287,151	\$ 199,236	\$ 194,009	\$ 226,738	\$ 173,703	
Emergency Reserve	\$ 7,163	\$ -	\$ -	\$ 10,092	\$ 13,274	\$ 22,933	3% of Total Expenditures from all Funds
Restricted Conservation Trust Fund	\$ 307						
Property Tax Detail:		2008	2009	2010			
Summit County Assessed Valuation		\$ 5,669,290	\$ 5,803,160	\$ 6,618,570			Only Entity #23
Mill Levy		31.526	31.526	31.526			

WILLOW BROOK METROPOLITAN DISTRICT 2010 BUDGET							
General Fund Capital Reserve							
-----2009-----							
	2008	Jan-August	Sept-Dec	Total	2009	2010	
	Actual	Actual	Projected	Projected	Budget	Budget	Notes:
Beginning Fund Balance:	\$ -	\$ 28,045	\$ 57,215	\$ 28,045	\$ 38,973	\$ 71,018	
Transfers In:							
General Fund	\$ 70,000	\$ 31,197	\$ 38,803	\$ 70,000	\$ 70,000	\$ 70,000	
Debt Service Fund							
Total Funds Available:	\$ 70,000	\$ 59,242	\$ 96,018	\$ 98,045	\$ 108,973	\$ 141,018	
Expenditures:							
Road Improvements	\$ 31,235	\$ -	\$ 25,000	\$ 25,000	\$ 29,000	\$ 30,000	
Common Area Improvements	\$ 10,720	\$ 2,027	\$ -	\$ 2,027	\$ 2,500	\$ 5,000	
Common Area w/o Grant	\$ -	\$ -	\$ -	\$ -			
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 62,500	\$ 75,000	
Total Expenditures:	\$ 41,955	\$ 2,027	\$ 25,000	\$ 27,027	\$ 94,000	\$ 110,000	
Ending Fund Balance:	\$ 28,045	\$ 57,215	\$ 71,018	\$ 71,018	\$ 14,973	\$ 31,018	

WILLOW BROOK METROPOLITAN DISTRICT							
2010 BUDGET							
Debt Service Fund							
-----2009-----							
	2008	Jan-August	Sept-Dec	Total	2009	2010	
	Actual	Actual	Projected	Projected	Budget	Budget	Notes:
Beginning Fund Balance	\$ 176,223	\$ 231,607	\$ 321,252	\$ 231,607	\$ 200,895	\$ 290,269	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Revenues:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Property Tax	\$ 99,516	\$ 100,035	\$ 1,369	\$ 101,404	\$ 101,404	\$ 115,653	17.474 Mill Levy Entity #23
Property Tax (Bond Only)	\$ 367	\$ 482	\$ (0)	\$ 482	\$ 482	\$ 428	17.474 Mill Levy Entity #41
Specific Ownership Tax	\$ 5,456	\$ 3,268	\$ 1,116	\$ 4,384	\$ -	\$ 5,000	
Interest Income		\$ 33	\$ 458	\$ 491	\$ -	\$ 605	
Total Revenues:	\$ 105,339	\$ 103,818	\$ 2,943	\$ 106,761	\$ 101,886	\$ 121,685	
Transfers In/Out:							
Water Fund Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (124,102)	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (124,102)	
Total Funds Available:	\$ 281,562	\$ 335,425	\$ 324,196	\$ 338,368	\$ 302,781	\$ 287,852	
Expenditures:							
Treasurer	\$ 4,994	\$ 5,028	\$ 34	\$ 5,062	\$ 4,977	\$ 5,825	
98 Bond Principal/Interest	\$ 44,711	\$ 9,145	\$ 39,145	\$ 48,290	\$ 48,290	\$ 281,430	Defease Bonds in May 2010 will
Paying Agent Fee	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	\$ 250	save Dis't. \$56,730 Int. & Fees
Total Expenditures:	\$ 49,955	\$ 14,173	\$ 39,395	\$ 48,540	\$ 53,517	\$ 287,505	
Total Expenditures & Transfers:	\$ 49,955	\$ 14,173	\$ 39,395	\$ 48,540	\$ 53,517	\$ 411,607	
Ending Fund Balance:	\$ 231,607	\$ 321,252	\$ 284,801	\$ 289,828	\$ 249,264	\$ 347	
Property Tax Detail:		2008	2009	2010			
Summit County Assessed Valuation		\$ 5,669,290	\$ 5,803,160	\$ 6,618,570			Entity #23
Summit County A.V. - Bond Only		\$ 27,580	\$ 27,580	\$ 24,480			Entity #41
Mill Levy		17.474	17.474	17.474			

WILLOW BROOK METROPOLITAN DISTRICT							
2010 BUDGET							
Water Utility Fund							
-----2009-----							
	2008	Jan-August	Sept-Dec	Total	2009	2010	
	Actual	Actual	Projected	Projected	Budget	Budget	Notes:
Beginning Fund Balance:	\$ 21,328	\$ 16,053	\$ 8,806	\$ 16,053	\$ 21,549	\$ 4,769	
Revenues:							
Water Service Charges	\$ 30,430	\$ 19,146	\$ 10,000	\$ 29,146	\$ 28,000	\$ 28,000	
Tap Fee Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,344	Pass-Through to Silverthorne
Meter Sales	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	
Misc - Interest	\$ 5,752	\$ 936	\$ 468	\$ 1,403	\$ 15,000	\$ 1,015	All Interest Formerly Booked in Water Fund
Total Revenues:	\$ 36,182	\$ 20,082	\$ 10,468	\$ 30,549	\$ 46,500	\$ 39,859	
Transfers In/Out:							
General Fund		\$ 16,000	\$ 4,000	\$ 25,000	\$ -	\$ 25,000	
Utility Fund Capital Reserve	\$ -		\$ -	\$ -	\$ -	\$ -	
		\$ 16,000	\$ 4,000	\$ 25,000	\$ -	\$ 25,000	
Total Funds Available	\$ 57,510	\$ 52,135	\$ 23,273	\$ 71,602	\$ 68,049	\$ 69,628	
Expenditures:							
Audit/Accounting	\$ 4,715	\$ 3,381	\$ -	\$ 3,381	\$ 3,750	\$ 3,750	50% of Accounting
District Management	\$ 7,206	\$ 5,037	\$ 2,520	\$ 7,557	\$ 7,560	\$ 7,560	Fixed Fee of \$630/mt
Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	All in GenFd
Insurance	\$ 583	\$ -	\$ 1,965	\$ 1,965	\$ 2,500	\$ 2,500	50% of premium
Maintenance Contract	\$ 19,778	\$ 13,612	\$ 6,810	\$ 20,422	\$ 20,689	\$ 21,483	Est. 5% incr. over \$1705/mt.
Repairs - Maintenance	\$ 2,514	\$ 17,354	\$ 9,885	\$ 27,239	\$ 6,000	\$ 7,500	
Tap Fee Agreement	\$ 125	\$ 45	\$ 54	\$ 99	\$ 200	\$ 7,344	Pass-Through to Silverthorne
Utilities - Water	\$ 5,861	\$ 3,532	\$ 1,974	\$ 5,506	\$ 5,500	\$ 5,500	70% of Electric, Phone
Water Testing	\$ 675	\$ 368	\$ 297	\$ 665	\$ 3,500	\$ 600	
Water Meters	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	
Other/Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 3,500	
Total Expenditures:	\$ 41,457	\$ 43,329	\$ 23,505	\$ 66,834	\$ 58,199	\$ 63,237	
Ending Fund Balance:	\$ 16,053	\$ 8,806	\$ (231)	\$ 4,769	\$ 9,850	\$ 6,391	

