# WILLOW BROOK METROPOLITAN DISTRICT
## GENERAL FUND
## 2027 PROPOSED BUDGET
## WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
## FOR THE YEARS ENDED AND ENDING DECEMBER 31,
**As of November 25, 2026**

| | 2025 Actual Modified Accrual | 2026 Budget Modified Accrual | Actual 9/30/2026 Cash Basis | 2026 Estimated Modified Accrual | 2027 Proposed Modified Accrual |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| Conservation trust fund | $ 586 | $ 500 | $ 444 | $ 500 | $ 500 |
| Interest | 8,673 | 6,000 | 5,862 | 6,000 | 4,000 |
| Miscellaneous | 86 | - | 20,114 | 20,114 | - |
| Property taxes | 397,374 | 414,894 | 414,383 | 414,894 | 438,827 |
| Specific ownership taxes | 18,761 | 31,200 | 16,755 | 22,340 | 32,500 |
| Snow removal | 19,750 | 24,000 | 8,943 | 20,000 | 20,000 |
| Trash service fees | 11,880 | 25,000 | 9,257 | 11,880 | 11,880 |
| **Total revenues** | 457,110 | 501,594 | 475,758 | 495,728 | 507,707 |
| **EXPENDITURES** | | | | | |
| **Administrative** | | | | | |
| Audit | 17,340 | 3,000 | 3,248 | 3,248 | 18,000 |
| Construction fee reimbursement | - | - | 20,000 | 20,000 | - |
| County treasurer fees | 22,442 | 31,200 | 23,504 | 31,200 | 32,500 |
| District management and accounting | 96,526 | 85,000 | 68,824 | 86,824 | 72,000 |
| Election | 16,169 | - | - | - | 20,000 |
| GIS | - | 3,500 | - | 3,500 | 3,500 |
| Insurance and SDA dues | 22,210 | 20,000 | 980 | 21,216 | 23,338 |
| Legal | 18,524 | 20,000 | 13,250 | 20,000 | 20,000 |
| Miscellaneous | 4,806 | 2,000 | 3,407 | 3,500 | 2,000 |
| Signage design proposal/improvements | - | - | - | - | - |
| Trash removal | 30,117 | 25,000 | 13,123 | 25,000 | 25,000 |
| Utilities | 13,720 | 18,000 | 9,997 | 18,000 | 18,000 |
| Website and ADA compliance | - | 1,800 | 1,580 | 4,248 | 4,250 |
| Weeds | 13,780 | 14,000 | 6,890 | 14,000 | 14,000 |
| Emergency reserve contribution (3%) | - | 14,700 | - | - | 14,200 |
| **Operations and maintenance** | | | | | |
| Gate | 442 | 1,200 | 396 | 1,200 | 1,200 |
| Repairs and maintenance general | 408 | 5,000 | 3,915 | 5,000 | 5,000 |
| **Ranch manager** | | | | | |
| Salary | 100,702 | 71,749 | 57,035 | 67,254 | 76,880 |
| Payroll taxes | 7,272 | 5,887 | 7,113 | 8,664 | 6,150 |
| Benefits | 18,704 | 21,066 | 15,561 | 18,561 | 16,240 |
| Back-up support | 675 | 3,883 | 677 | 1,000 | 1,000 |
| Training | - | - | - | - | 740 |
| Transition salary and expenses | - | 31,334 | 11,945 | 11,945 | - |
| **Irrigation** | | | | | |
| Irrigation/meadow management | - | 10,000 | - | 10,000 | 10,000 |
| **Hay meadows and fencing** | | | | | |
| Hay equipment | 1,260 | 15,000 | 11,873 | 15,000 | 950 |
| Meadow fencing & repairs | - | - | 119 | 100 | 2,500 |
| **Roads** | | | | | |
| Culverts | - | 15,000 | 1,922 | 15,000 | 15,000 |
| Equipment - Kubota Excavator | - | 28,000 | 6,884 | 10,326 | 13,767 |
| Grizzly rock screen | - | - | - | - | 9,000 |
| Groomer | 4,318 | 4,318 | 4,318 | 4,318 | - |
| Nordic trail link | - | - | - | - | 6,600 |
| Road improvements | - | 10,000 | 2,263 | 10,000 | 10,000 |
| Snow plowing salt and sand | - | 1,500 | - | 1,500 | 1,500 |
| Truck/accessories/gas/insurance | 19,737 | 30,000 | 10,555 | 30,000 | 32,600 |
| **Structures** | | | | | |
| Consulting fees | - | 10,000 | - | 10,000 | 10,000 |
| Shop sink with eye wash | - | - | - | - | 2,750 |
| Stable maintenance & security | 2,290 | - | 1,778 | 1,778 | - |
| Tools | - | - | - | - | 2,000 |
| **Total expenditures** | 411,442 | 502,137 | 301,157 | 472,382 | 490,665 |
| **EXCESS OF REVENUES OVER (UNDER) EXPENDITURES** | 45,668 | (543) | 174,601 | 23,346 | 17,042 |
| **OTHER FINANCING SOURCES (USES)** | | | | | |
| Transfer to/from capital projects fund | - | (27,500) | - | - | 35,800 |
| Transfer from road paving fund | - | - | - | - | 5,327 |
| Transfer to water operations fund | - | - | - | (38,000) | - |
| **Total other financing sources (uses)** | - | (27,500) | - | (38,000) | 41,127 |
| **NET CHANGE (WITHOUT RESERVE)** | 45,668 | (28,043) | 174,601 | (14,654) | 58,169 |
| **BEGINNING FUND BALANCE (WITHOUT RESERVE)** | (37,367) | 85,426 | (31,001) | 8,301 | (6,353) |
| **ENDING FUND BALANCE (WITHOUT RESERVE)** | **8,301** | **57,383** | | **(6,353)** | **51,816** |
| **GENERAL FUND RESERVE** | | | | | |
| Property taxes for general fund reserve fees | 53,267 | 58,108 | 58,037 | 58,108 | 60,684 |
| General fund reserve interest | 1,498 | 3,000 | 3,439 | 4,000 | 4,000 |
| Engraved road-name signs | - | - | - | - | (20,000) |
| Tract K dead-tree clearing | - | - | - | - | (6,000) |
| Transfer from stewardship fund | - | 85,000 | 85,000 | 85,000 | 60,000 |
| **Total general fund reserve** | 54,765 | 146,108 | 146,476 | 147,108 | 98,684 |
| **BEGINNING GENERAL FUND RESERVE BALANCE** | 4,988 | 61,718 | 59,752 | 59,753 | 206,861 |
| **ENDING GENERAL FUND RESERVE BALANCE** | **59,753** | **207,826** | **206,228** | **206,861** | **305,545** |
| **TOTAL NET CHANGE IN FUND BALANCE** | 100,433 | 118,065 | 321,077 | 132,454 | 156,853 |
| **TOTAL BEGINNING FUND BALANCE** | (32,379) | 147,144 | 28,751 | 68,054 | 200,508 |
| **TOTAL ENDING FUND BALANCE** | **$ 68,054** | **$ 265,209** | **$ 349,828** | **200,508** | **$ 357,361** |

# WILLOW BROOK METROPOLITAN DISTRICT
## CAPITAL PROJECTS FUND
## 2027 PROPOSED BUDGET
## WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
## FOR THE YEARS ENDED AND ENDING DECEMBER 31,
**As of November 25, 2026**

| | 2025 Actual Modified Accrual | 2026 Budget Modified Accrual | Actual 9/30/2026 Cash Basis | 2026 Estimated Modified Accrual | 2027 Proposed Modified Accrual |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| Property taxes - Well #3 | $ 50,002 | $ 49,973 | $ 49,567 | $ 49,973 | $ 54,069 |
| Specific ownership taxes | 2,094 | 2,500 | 1,396 | 1,861 | 2,800 |
| Interest | 163 | - | 64 | 100 | - |
| **Total revenues** | 52,259 | 52,473 | 51,027 | 51,934 | 56,869 |
| **EXPENDITURES** | | | | | |
| County treasurer fees | 2,486 | 2,499 | 2,477 | 2,499 | 2,703 |
| Fuel reduction loan principal | 50,000 | - | - | - | - |
| Fuel reduction loan interest | 2,563 | - | - | - | - |
| Loan payment | - | - | - | - | 27,600 |
| Backflow preventer installation (ORC) | - | - | - | - | 6,000 |
| Booster pump 1 installation (ORC) | - | - | - | - | 3,600 |
| Booster pumps 2 and 3, installed | - | - | - | - | 16,800 |
| Well production metering #2 | - | - | - | - | 6,880 |
| Distribution metering #1/#2 | - | - | - | - | 8,240 |
| Curb stop and shoring work (ORC) | - | - | - | - | 17,500 |
| Trench shoring: 4 fin boards | - | - | - | - | 880 |
| Kundel TrenShore hydraulic shoring kit | - | - | - | - | 7,115 |
| Radio path study, Well 3 (Mtn Peaks) | - | - | - | - | 1,694 |
| Well 3R construction incl. controls (JVA) | - | - | - | - | 409,898 |
| Zone valve vault and installation (wells to Filing 1) | - | - | - | - | 40,000 |
| Comms upgrade, Well Site 1 | - | - | - | - | 3,150 |
| Comms upgrade, Booster station | - | - | - | - | 3,150 |
| MPC Option A: remote monitoring (MPC) | - | - | - | - | 11,373 |
| MPC Option B: new PLCs and touchscreens | - | - | - | - | 85,143 |
| MPC Option C: booster VFDs | - | - | - | - | 27,212 |
| MPC Option D: Tosibox routers at every PLC site | - | - | - | - | 15,494 |
| MPC Option E: Well 2 and Booster instruments | - | - | - | - | 28,787 |
| Well #3R | 77,469 | 100,000 | 35,692 | 55,000 | 90,000 |
| **Total expenditures** | 132,518 | 102,499 | 38,169 | 57,499 | 813,219 |
| **EXCESS OF EXPENDITURES OVER (UNDER) REVENUES** | (80,259) | (50,026) | 12,858 | (5,565) | (756,350) |
| **OTHER FINANCING SOURCES (USES)** | | | | | |
| Loan proceeds | - | - | - | - | 850,000 |
| Transfer to/from general fund | - | 27,500 | - | - | (35,800) |
| **Total other financing sources (uses)** | - | 27,500 | - | - | 814,200 |
| **NET CHANGE (WITHOUT SRF LOAN)** | (80,259) | (22,526) | 12,858 | (5,565) | 57,850 |
| **BEGINNING FUND BALANCE (WITHOUT SRF LOAN)** | 105,326 | 22,707 | 40,924 | 25,067 | 19,502 |
| **ENDING FUND BALANCE (WITHOUT SRF LOAN)** | **25,067** | **181** | **53,782** | **19,502** | **77,352** |
| **SRF Loan - Projects** | | | | | |
| Property taxes - SRF loan | 101,766 | 43,651 | 43,298 | 43,651 | 45,585 |
| Specific ownership taxes - SRF loan | 4,262 | 2,183 | 1,444 | 1,925 | 2,279 |
| Interest - SRF loan | 9,617 | 8,000 | 5,919 | 7,000 | 7,000 |
| County treasurer fees | (5,061) | (2,183) | (2,169) | (2,183) | (2,279) |
| SRF loan principal | (67,474) | (69,172) | (34,371) | (69,172) | (70,912) |
| SRF loan interest | (29,864) | (28,167) | (14,298) | (28,167) | (26,426) |
| **Ending SRF loan - Projects** | 13,246 | (45,688) | (177) | (46,946) | (44,753) |
| **BEGINNING FUND BALANCE - SRF LOAN** | 207,624 | 246,227 | 220,879 | 220,870 | 173,924 |
| **ENDING FUND BALANCE - SRF LOAN** | **220,870** | **200,539** | **220,702** | **173,924** | **129,171** |
| **NET CHANGE IN FUND BALANCE** | (67,013) | (68,214) | 12,681 | (52,511) | 13,097 |
| **BEGINNING FUND BALANCE** | 312,950 | 268,934 | 261,803 | 245,937 | 193,426 |
| **ENDING FUND BALANCE** | **$ 245,937** | **$ 200,720** | **$ 274,484** | **$ 193,426** | **$ 206,523** |

# WILLOW BROOK METROPOLITAN DISTRICT
## WATER OPERATIONS FUND
## 2027 PROPOSED BUDGET
## WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
## FOR THE YEARS ENDED AND ENDING DECEMBER 31,
**As of November 25, 2026**

| | 2025 Actual Modified Accrual | 2026 Budget Modified Accrual | Actual 9/30/2026 Cash Basis | 2026 Estimated Modified Accrual | 2027 Proposed Modified Accrual |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| Water service charges | $ 64,250 | $ 183,000 | $ 78,289 | $ 95,000 | $ 95,000 |
| Miscellaneous | 216 | - | 256 | 200 | - |
| Tap fees | - | - | 71,050 | 71,050 | - |
| **Total revenues** | 64,466 | 183,000 | 149,595 | 166,250 | 95,000 |
| **EXPENDITURES** | | | | | |
| Maintenance contract (basic services) | 31,042 | 35,000 | 26,400 | 35,000 | 35,000 |
| Ranch manager salary | - | 38,545 | 31,127 | 38,545 | 19,220 |
| Payroll taxes | - | - | - | - | 1,538 |
| Benefits | - | - | - | - | 4,060 |
| New meter installation | 152 | - | - | - | - |
| Annual fire hydrant maintenance | - | 720 | - | 720 | 720 |
| Repairs and maintenance | 32,661 | 25,000 | 72,732 | 75,000 | 25,000 |
| Tap agreement expense | - | - | 9,476 | 9,476 | - |
| Utilities - Town of Silverthorne | 218 | 205 | (13) | 100 | 150 |
| Utility billing | 3,000 | 3,000 | 2,250 | 2,250 | - |
| Water testing | 875 | 7,000 | - | 7,000 | 7,000 |
| **Total expenditures** | 67,948 | 109,470 | 141,972 | 168,091 | 92,688 |
| **EXCESS OF REVENUES OVER (UNDER) EXPENDITURES** | (3,482) | 73,530 | 7,623 | (1,841) | 2,312 |
| **OTHER FINANCING SOURCES** | | | | | |
| Transfer from general fund | - | - | - | 38,000 | - |
| **Total other financing sources** | - | - | - | 38,000 | - |
| **NET CHANGE (WITHOUT RESERVE)** | (3,482) | 73,530 | 7,623 | 36,159 | 2,312 |
| **BEGINNING FUND BALANCE (WITHOUT RESERVE)** | (34,904) | 444 | 13 | (38,386) | (2,227) |
| **ENDING FUND BALANCE (WITHOUT RESERVE)** | **(38,386)** | **73,974** | **7,636** | **(2,227)** | **85** |
| **PROJECT FUND RESERVE** | | | | | |
| Project reserve fee ($75/month) | 47,708 | 49,500 | 39,217 | 49,500 | 50,400 |
| Project reserve interest | 1,434 | 500 | 2,513 | 2,600 | 2,500 |
| GWUDI Assessment (Well No 1-R) | (1,001) | - | (360) | - | - |
| **Total project fund reserve** | 48,141 | 50,000 | 41,370 | 52,100 | 52,900 |
| **BEGINNING PROJECT FUND RESERVE BALANCE** | 37,116 | 67,077 | 85,529 | 85,257 | 137,357 |
| **ENDING PROJECT FUND RESERVE BALANCE** | **85,257** | **117,077** | **126,899** | **137,357** | **190,257** |
| **NET CHANGE IN FUND BALANCE** | 44,659 | 123,530 | 48,993 | 88,259 | 55,212 |
| **BEGINNING FUND BALANCE** | 2,212 | 67,521 | 85,542 | 46,871 | 135,130 |
| **ENDING FUND BALANCE** | **$ 46,871** | **$ 191,051** | **$ 134,535** | **$ 135,130** | **$ 190,342** |

# WILLOW BROOK METROPOLITAN DISTRICT
## ROAD PAVING FUND
## 2027 PROPOSED BUDGET
## WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
## FOR THE YEARS ENDED AND ENDING DECEMBER 31,
## As of November 25, 2026

| | 2025 Actual Modified Accrual | 2026 Budget Modified Accrual | Actual 9/30/2026 Cash Basis | 2026 Estimated Modified Accrual | 2027 Proposed Modified Accrual |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| Property taxes - road paving | $ 58,177 | $ 75,541 | $ 74,926 | $ 75,541 | $ 57,043 |
| Specific ownership taxes | 2,513 | 3,800 | 2,062 | 2,749 | 2,900 |
| Interest | 5,233 | 2,500 | 2,367 | 3,000 | 3,000 |
| **Total revenues** | 65,923 | 81,841 | 79,355 | 81,290 | 62,943 |
| **EXPENDITURES** | | | | | |
| County treasurer fees | 2,984 | 3,800 | 3,766 | 3,800 | 2,900 |
| Loan principal | 55,000 | 55,000 | 100,000 | 155,000 | 65,000 |
| Loan interest | 15,306 | 8,800 | 7,788 | 12,036 | 4,602 |
| **Total expenditures** | 73,290 | 67,600 | 111,554 | 170,836 | 72,502 |
| **EXCESS OF REVENUES OVER EXPENDITURES** | (7,367) | 14,241 | (32,199) | (89,546) | (9,559) |
| **OTHER FINANCING USES** | | | | | |
| Transfer to general fund | - | - | - | - | (5,327) |
| **Total other financing uses** | - | - | - | - | (5,327) |
| **NET CHANGE IN FUND BALANCE** | (7,367) | 14,241 | (32,199) | (89,546) | (14,886) |
| **BEGINNING FUND BALANCE** | 111,799 | 51,397 | 104,587 | 104,432 | 14,886 |
| **ENDING FUND BALANCE** | **$ 104,432** | **$ 65,638** | **$ 72,388** | **$ 14,886** | **$ -** |

# WILLOW BROOK METROPOLITAN DISTRICT
## STEWARDSHIP FUND
## 2027 PROPOSED BUDGET
## WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
## FOR THE YEARS ENDED AND ENDING DECEMBER 31,
## As of November 25, 2026

| | 2025 Actual Modified Accrual | 2026 Budget Modified Accrual | Actual 9/30/2026 Cash Basis | 2026 Estimated Modified Accrual | 2027 Proposed Modified Accrual |
|---|---|---|---|---|---|
| **REVENUES** | | | | | |
| Property taxes | $ - | $ 149,920 | $ 148,702 | $ 149,920 | $ 149,998 |
| Interest income | - | 500 | 951 | 1,000 | 700 |
| Donations | 47,500 | - | - | - | - |
| **Total revenues** | 47,500 | 150,420 | 149,653 | 150,920 | 150,698 |
| **EXPENDITURES** | | | | | |
| **Resiliency/Conservation Planning:** | | | | | |
| County treasurer fees | - | - | 7,432 | 7,500 | 7,500 |
| Consulting services | - | 50,000 | 11,207 | 47,500 | 60,000 |
| Legal | 11,441 | 15,000 | - | 10,000 | 15,000 |
| **Total expenditures** | 11,441 | 65,000 | 18,639 | 65,000 | 82,500 |
| **EXCESS OF REVENUES OVER EXPENDITURES** | 36,059 | 85,420 | 131,014 | 85,920 | 68,198 |
| **OTHER FINANCING USES** | | | | | |
| Transfer to general fund reserve | - | (85,000) | (85,000) | (85,000) | (60,000) |
| **Total other financing uses** | - | (85,000) | (85,000) | (85,000) | (60,000) |
| **TOTAL NET CHANGE IN FUND BALANCE** | 36,059 | 420 | 46,014 | 920 | 8,198 |
| **TOTAL BEGINNING FUND BALANCE** | - | 27,500 | 34,939 | 36,059 | 36,979 |
| **TOTAL ENDING FUND BALANCE** | **$ 36,059** | **$ 27,920** | **$ 80,953** | **$ 36,979** | **$ 45,177** |

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**WILLOW BROOK METRO DISTRICT**
**ASSESSED VALUATION - SUMMIT COUNTY**
**As of November 25, 2026**

| | 2024 | 2025 | 2026 | Preliminary 2027 |
|---|---|---|---|---|
| **Assessed Valuation** | $ 10,574,190 | $ 10,576,618 | $ 11,621,670 | $ 12,136,710 |
| **MILL LEVY** | | | | |
| General Fund | 28.763 | 37.300 | 35.700 | 35.700 |
| General Fund Reserve | 5.000 | 5.000 | 5.000 | 5.000 |
| Abatements | 0.000 | 0.000 | 0.000 | 0.457 |
| Contractual Obligations -SRF Loan | 9.623 | 9.623 | 3.756 | 3.756 |
| Fuel Reduction | 10.482 | 0.000 | 0.000 | 0.000 |
| Stewardship Fund | 0.000 | 0.000 | 12.900 | 12.359 |
| Well #3 | 0.000 | 4.727 | 4.300 | 4.455 |
| Road Improvements | 9.254 | 5.500 | 6.500 | 4.700 |
| Total Mill Levy | 63.122 | 62.150 | 68.156 | 66.427 |
| **PROPERTY TAXES** | | | | |
| General Fund | $ 304,145.43 | $ 394,507.85 | $ 414,893.62 | $ 433,280.55 |
| General Fund Reserve | 52,870.95 | 52,883.09 | 58,108.35 | 60,683.55 |
| Abatements | - | - | - | 5,546.48 |
| Contractual Obligations - SRF Loan | 101,755.43 | 101,778.80 | 43,650.99 | 45,585.48 |
| Fuel Reduction Loan | 110,838.66 | - | - | - |
| Well #3 | - | 49,995.67 | 49,973.18 | 54,069.04 |
| Stewardship Fund | - | - | 149,919.54 | 149,997.60 |
| Road Improvements | 97,853.55 | 58,171.40 | 75,540.86 | 57,042.54 |
| **Total Property Taxes** | $ 667,464.02 | $ 657,336.81 | $ 792,086.54 | $ 806,205.24 |
| **PROPERTY TAXES w/ ABATEMENT** | | | | |
| General Fund | $ 304,145.43 | $ 394,507.85 | $ 414,893.62 | $ 438,827.03 |
| General Fund Reserve | 52,870.95 | 52,883.09 | 58,108.35 | 60,683.55 |
| Contractual Obligations-SRF loan | 101,755.43 | 101,778.80 | 43,650.99 | 45,585.48 |
| Fuel Reduction Loan | 110,838.66 | - | - | - |
| Well #3 | - | 49,995.67 | 49,973.18 | 54,069.04 |
| Stewardship Fund | - | - | 149,919.54 | 149,997.60 |
| Road Paving Fund | 97,853.55 | 58,171.40 | 75,540.86 | 57,042.54 |
| **Total Property Taxes w/ abatement** | $ 667,464.02 | $ 657,336.81 | $ 792,086.54 | $ 806,205.24 |