

**WILLOW BROOK METROPOLITAN DISTRICT
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
EJ Olbright	President	May 2023
Mat Sherwood	Vice President	May 2025
Michael Good	Secretary	May 2025
Randy Lewis	Director	May 2023
Jim Hahn	Director	May 2023

DISTRICT INFORMATION AND PUBLIC DOCUMENTS ARE POSTED ON THE DISTRICT'S WEBSITE AT: willowbrookmd.colorado.gov

DATE: Friday, April 21, 2023

TIME: 2:30 PM

**PLACE: VIRTUAL MEETING AND IN-PERSON MEETING AT
THE GATE HOUSE, 524 Ruby Road, Silverthorne, Colorado**

Join Zoom Meeting

<https://us06web.zoom.us/j/96589633756?pwd=TkVFfa2FYWXJuK3U0VkhXZ3JuaDZPZz09>

Meeting ID: 965 8963 3756

Passcode: 773369

One tap mobile

+17193594580,,96589633756# US

+17207072699,,96589633756# US (Denver)

Dial by your location

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

***FOR THOSE CALLING IN, PLEASE PRESS *6 TO MUTE/UNMUTE
YOUR PHONE***

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Formal actions may be taken on one or more of the following items on the agenda.

- I. ADMINISTRATIVE MATTERS
 - A. Call to Order
 - B. Present Disclosures of Potential Conflicts of Interest
 - C. Review Board Communications from Residents (enclosure)
 - D. Solicit Public Comment (for non-agenda items – 3 minute time limit)
 - E. Approval of Agenda
 - F. Review and Approve Minutes of the February 17, 2023 Meeting (enclosure)
*Motion by Director _____ to approve the minutes as presented. Upon second by
Director _____, vote is taken.*

- II. RANCH MANAGER REPORT (enclosure)
- III. PROJECT UPDATES
 - A. Mail Box and Trash Enclosure Project Design
 - B. Meter Installation Project
 - C. Update on Rules and Regulations
- IV. WATER SYSTEM UPDATE
 - A. GWUDI Assessment Update – Groundwater Testing
 - 1. Ratify Amendment to Agreement No. 2
 - B. Ratify Approval of Contract with Colorado Water Well
- V. FINANCIAL/ADMINISTRATIVE ITEMS
 - A. Consider Approval and Ratification of Claims (enclosure)
Motion by Director _____ to approve/ratify claims as presented. Upon second by Director _____, vote is taken.
 - B. Review Financial Statements for the Period Ended March 31, 2023 and Cash Position for the Period Ended April 14, 2023 (enclosures)
Motion by Director _____ to accept financial statements as presented. Upon second by Director _____, vote is taken.
 - C. Discussion Regarding Funding Options for Front-End Loader
 - D. Approve Payment to Stan Miller, Inc. for Installation of Electrical and Water Line to New Well
 - E. Election Update
- VI. DIRECTORS' ITEMS
 - A. Horse Sponsorship Update
- VII. OTHER BUSINESS
- VIII. ADJOURNMENT

Motion by Director _____ to adjourn. Upon second by Director _____, vote is taken.

The next regular meeting of the Board of Directors of the Willow Brook Metropolitan District will be held on June 16, 2023. Notice of said meeting will be provided prior to the meeting.

=====

Questions from Don Samuels for the board meeting:

1) Water Interconnect.

Is it fully automated or is there still one (or more) valves that have to be manually turned

2) Enterprise Fund on the water

I sent out a note on this that came from Matt stating that we did not have an enterprise fund. I did not get an acknowledgement, and would like to know what is happening.

3) Signage

John Drake's letter says signage is not happening until more money. Does this mean the board still wants the totally new signage? There are a number of the mile post street address signs that have faded, and I would think the replacement cost would be in the hundreds, not 10s of thousands of dollars. I can talk to Eric to see where he got these signs when LDFD forced the larger font.

4) Trash

When will the budget/fees be corrected so that trash fees (\$18,000) equal trash expenditures (\$20,000)

RECORD OF PROCEEDINGS

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WILLOW BROOK METROPOLITAN DISTRICT
HELD
FEBRUARY 17, 2023**

ATTENDANCE: The regular meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, February 17, 2023, at 2:30 p.m. via teleconference and in person at The Gate House, 524 Ruby Road, Silverthorne, Colorado, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

EJ Olbright, President
Mat Sherwood, Vice President
Michael Good, Secretary
Randy Lewis, Director
Jim Hahn, Director

Others in attendance:

Sue Blair and Marcos Pacheco; Community Resource Services of Colorado, LLC
Jim Nielsen, Ranch Manager
John Drake
Nan Anderson
David Anderson
Carl Oppedahl
Cathi Wingate
David Novak
David Radlauer
David Robbins
Eric Olsen
Jennifer Olsen
Joey Kraft
Jon Rovick
Marina Larson
Don Samuels

CALL TO ORDER: Director Olbright noted that a quorum of the Board was present, and the meeting was called to order at 2:33 p.m.

DISCLOSURE OF CONFLICTS OF INTEREST: Director Olbright inquired whether members of the Board had any conflicts of interest on matters coming before the Board, to which there were none.

RECORD OF PROCEEDINGS

PUBLIC COMMENT Mr. Samuels asked for an update on Tract K from legal regarding land use. Director Lewis responded with the update that a policy is being drafted and legal is working on other documentation. Mr. Samuels asked if legal was comfortable to take care of the RROA. Mr. Robbins thanked Mr. Nielsen for the incredibly professional job done on the roads.

APPROVAL OF AGENDA: Director Lewis moved to add the discussion of the purchase of a loader, gate, and election update. Upon second by Director Olbright, vote was taken and motion carried unanimously. Director Hahn will be added to the checking account as a signer.

MINUTES: The Board reviewed the minutes of the December 2, 2022, meeting. Director Hahn motioned to approve the minutes as presented. Upon second by Director Lewis, vote was taken, and the motion carried unanimously.

ELECTION APPROVED PROJECTS: Director Olbright updated the Board stating that the goal for the mailbox and trash enclosure project is to price it in March and build in April. Ms. Anderson provided an update, and Mr. Anderson provided an overview of the drawings. They have been in contact with USPS and Waste Management to maintain necessary compliance. Director Olbright stated that anyone having questions referring to the project to contact Mr. Nielsen. The Board received answers and clarifications from Mr. and Ms. Anderson regarding the project, then the public presented questions and comments. A final project and proposed cost will be brought forward at a future meeting.

FINANCIALS/ ADMINISTRATIVE ITEMS: Ms. Blair discussed the May 2, 2023 election and updated the Board that four self-nominations have been received for three seats. The potential cost of an independent mail ballot election, including paper and publication costs, could be in the range of \$20,000.

Ms. Blair presented the financial statements and cash position. The Board accepted the financial statements as presented, and upon motion duly made by Director Lewis and seconded by Director Sherwood, the financials were approved as presented.

RECORD OF PROCEEDINGS

Ms. Blair requested that the Board ratify the payment and easement agreement relating to the well site on the Wherry property. Director Lewis moved to approve the ratification of the payment and agreement for the well easement for Wherry residence. Upon a second by Director Good, a vote was taken and the motion carried unanimously.

WATER SYSTEM UPDATE:

GWUDI/CDPHE: Director Olbright provided an update on the well project and the concerns around shallow wells. The engineer will be assisting to ensure compliance. The goal for the project completion will be 4th quarter 2023.

PROJECT UPDATES:

Meter Installation: Director Sherwood reported on the water meters that will need to be replaced due to their age. Director Sherwood researched the necessary steps for this to take place. The District will need to adopt new rules and regulations regarding ownership of the meters, etc.. Director Sherwood provided next steps upon approval of the new rules and regulations. CRS was directed to provide a 30-day notice to the owners that the rules and regulations will be discussed and possibly adopted at the June regular meeting of the Board. Director Olbright asked for questions or comments on the proposed new meters. No comments were received

DIRECTORS ITEMS: Ranch Manager's Report:

Gate: It has been reported the last piece of steel was delivered on Friday, February 17, 2023, to be completed and installed the week of February 21, 2023, and to be operable the week of February 28, 2023.

Snow plowing: Mr. Nielsen has been busy with snow plowing and in is taking water operator classes and continues to work toward certification.

Front End Loader: The Town of Silverthorne is interested in selling a front end loader. Pictures and specs of the loader. The purchase price I \$120,000. The use of the equipment was discussed in detail along with the pros/cons of purchasing the loader. The Board discussed funding options and other cost items. The public had questions that were answered by the Board. Director Lewis and Ms. Blair are to work together on a purchase plan.

OTHER BUSINESS:

There was none.

RECORD OF PROCEEDINGS

ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Secretary for the Meeting

Almost Spring

Welcome to mud season. It's been a good winter, lots of snow. I've been trying to keep up with the snow on the roads and driveways. The warm weather that we just had showed me what roads flood. Hopefully the water will stay in the ditches for the rest of the year. I'm looking forward to taking off the plow and sander.

It's time to start scheduling for summer projects like road grading and culvert cleaning. It won't be long before it's time to start opening irrigation and walking the ditches. After it dries up a little more, I can start tearing up the fence above the Gatehouse and rebuilding it. I helped build that fence in the eighties, and that is the last of the fence that we built.

We also need to get Schofield Excavating in to finish the interconnect vault.

As a reminder, Ascent Tree has the weed spraying contract. If you haven't got a hold of me about spraying your property, you can contact me at ranchmanager@wbmetro.org or Mike Stankelis with Ascent Tree at 970-393-3877.

Thanks for putting up with the new guy.

Jim Neilsen - Ranch Manager

Sue Blair

From: Sue Blair
Sent: Thursday, August 25, 2022 12:17 PM
To: EJ Olbright
Cc: Randy Lewis; Marcos Pacheco
Subject: Re: Add to board packet

Will do

Sent from my iPhone

On Aug 25, 2022, at 11:59 AM, EJ Olbright <EJO@cfcc.com> wrote:



EJ OLBRIGHT | Chairman / Founder

14062 Denver West Parkway | Suite 110 | Building 52 | Golden, Colorado 80401

PROJECT DATA
 SCOPE OF WORK:
 CONSTRUCTION OF A NEW WOOD FRAMED, UNFINISHED DUMPSTER AND RAIL ROOM ENCLOSURE

ZONING
 ZONING: "R-8"
 TRACT: "COMMON AREA WITH SUIH"

BUILDING CODE ANALYSIS
 2018 INTERNATIONAL BUILDING CODE (IBC)
 OCCUPANCY: U - UTILITY & MECHANICALS
 CONSTRUCTION TYPE: VB

FLOOR AREA
 EXISTING: 200 SF
 NEW: 200 SF
 TOTAL: 400 SF

ALLOWABLE FLOOR AREA
 ALLOWABLE FLOOR AREA (TABLE 5.02.1)
 ALLOWABLE AREA FOR TYPE "B" OCCUPANCY U - 5,500 SF HIGH SPRAULETS ON
 BARRIERS HEIGHT AND NUMBER OF STORES (TABLE 5.02.1)
 ALLOWABLE FLOOR AREA FOR TYPE "B" OCCUPANCY U - 40' SF AND ONE STORY HIGH SPRAULETS ON
 ACTUAL BARRIERS HEIGHT AND STORES: 51' 4" AND 1 STORY

OTHER BUILDING ELEMENTS AND DETAILS:
 PERE RESISTANT REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.01)
 STRENGTHENING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.02)
 TABLES 6.01 & 6.02

OTHER BUILDING ELEMENTS AND DETAILS:
 PERE RESISTANT REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.01)
 STRENGTHENING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.02)
 TABLES 6.01 & 6.02

OTHER BUILDING ELEMENTS AND DETAILS:
 PERE RESISTANT REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.01)
 STRENGTHENING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 6.02)
 TABLES 6.01 & 6.02

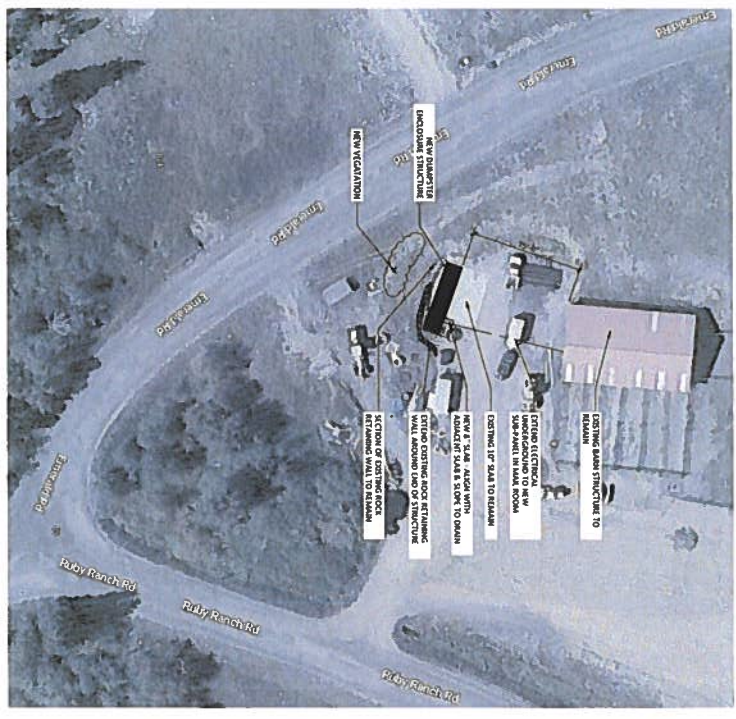
2 LOCATION MAP



GENERAL NOTES

1. NO PART SHALL BE RESPONSIBLE TO APPLICABLE CODES.
2. ALL WORK SHALL BE REFERENCED TO APPLICABLE CODES.
3. CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING PERMITS WITH THE CONTRACT DOCUMENTS, VERIFYING ALL CONDITIONS AND DETERMINING ANY CORRECTIONS THAT THE WORK MAY BE ACCORDING TO AS SHOWN FROM TO PROCEEDING WITH THE CONSTRUCTION.
4. SHOULD THERE BE ANY QUESTIONS CONCERNING THE CONTRACT DOCUMENTS, COSTING CONDITIONS, SCHEDULE OR SOA, CONTACT THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR ANSWERING QUESTIONS FROM THE ARCHITECT FROM TO PROCEEDING WITH THE WORK OF RELATED TO WORK IN QUESTION.
5. CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR REMAINING ADEQUATELY WORK TO MATCH AND BLEND WITH THE EXISTING WORK.
6. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ON PERPETUOUS, AND CONTACT THE ARCHITECT IMMEDIATELY FOR ANY PERMITS AND APPROVALS FOR THE WORK OF RELATED TO WORK IN QUESTION.
7. CONSULT ALL MANUFACTURERS AND GUARANTEES TO THE OWNER.
8. CONTRACTOR AND SUB CONTRACTORS SHALL RESTRICT THE SITE TO BE CONSTRUCTION CONDITIONS UNDER WORKER'S ACCESS.

1 PARTIAL AREA SITE PLAN



DESIGN TEAM

ARCHITECT
 ARCHITECTURAL
 6400 COVENS BLVD
 SILVERTHORNE, CO 80130
 773.739.7377
 design@architectural.com
 and@architectural.com
 303.473.2318

STRUCTURAL ENGINEER
 ENGINEERING
 WINDSORVILLE HOLDINGS, DENVER
 1825 WINDSORVILLE BLVD
 GLENVIEW, CO 80111

OWNER
 WINDSORVILLE HOLDINGS, DENVER
 1825 WINDSORVILLE BLVD
 GLENVIEW, CO 80111

CONTACT: JIM WELSON, LEAD MANAGER
 PO Box 2127
 Denver, CO 80111
 773.374.4300
 773.485.5842

DRAWING INDEX

No.	Description	Date
1	SITE PLAN	04.07.23
2	GENERAL NOTES	04.07.23
3	CONCRETE AND STRENGTHENING WALLS	04.07.23
4	CONCRETE AND STRENGTHENING WALLS	04.07.23
5	CONCRETE AND STRENGTHENING WALLS	04.07.23
6	CONCRETE AND STRENGTHENING WALLS	04.07.23
7	CONCRETE AND STRENGTHENING WALLS	04.07.23
8	CONCRETE AND STRENGTHENING WALLS	04.07.23
9	CONCRETE AND STRENGTHENING WALLS	04.07.23
10	CONCRETE AND STRENGTHENING WALLS	04.07.23

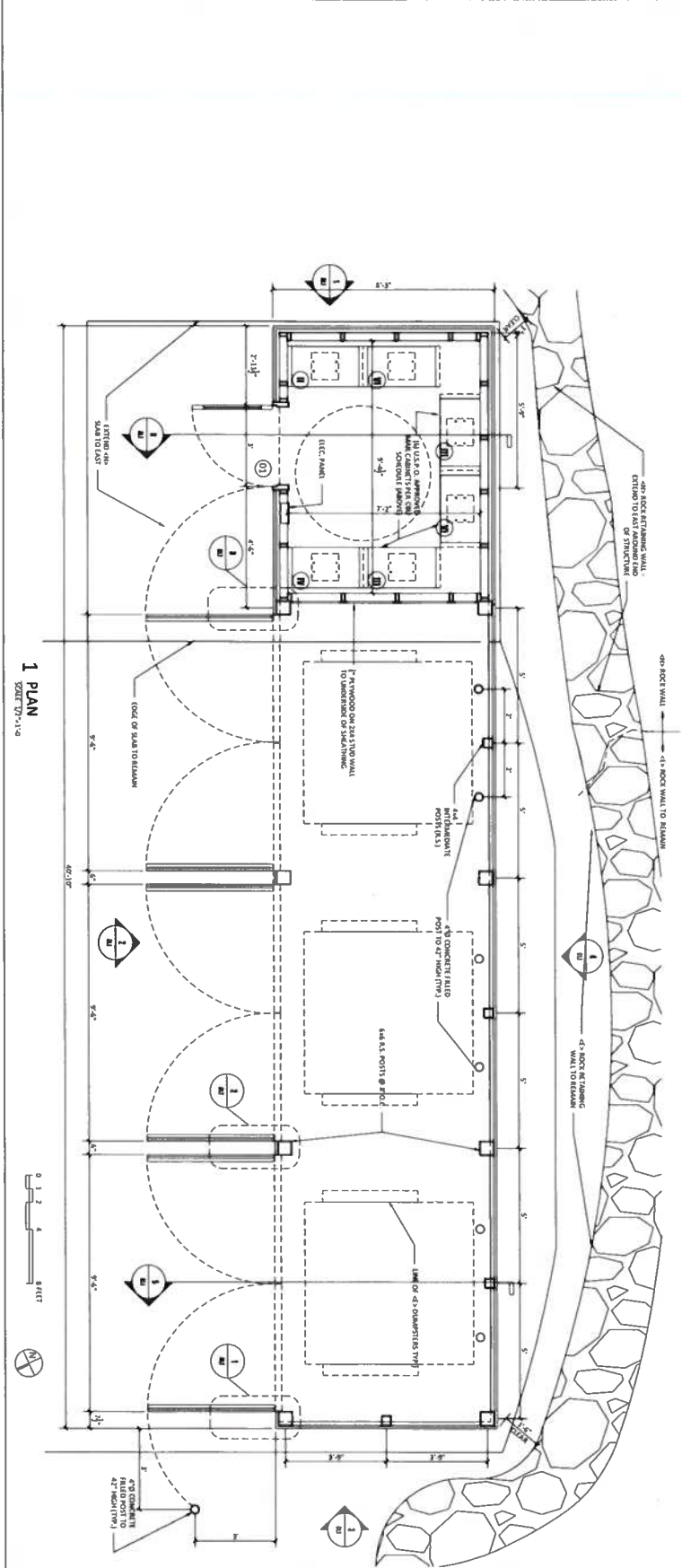
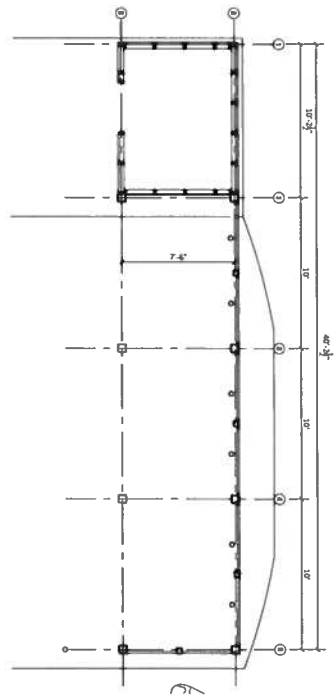
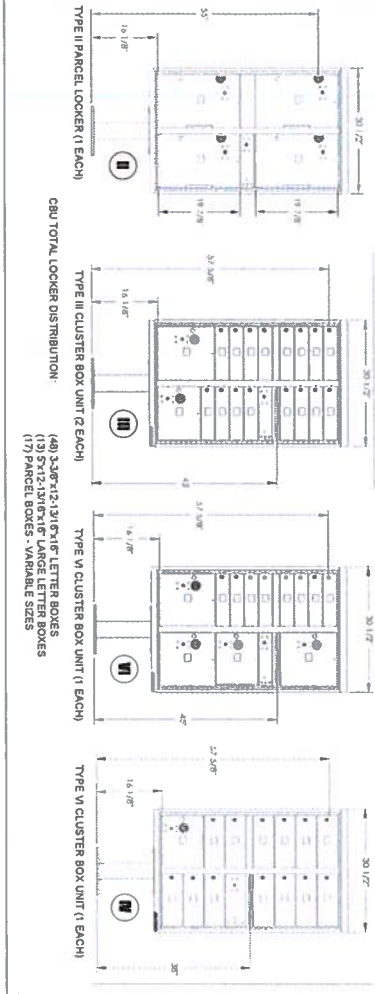
DUMPSTER ENCLOSURE
 0802 RUBY RANCH ROAD
 RUBY RANCH
 SILVERTHORNE, COLORADO

SITE PLAN GENERAL NOTES INDEX

Project No: DESIGN
 Date: 02.15.23
 Drawn by:
 Checked by:
 Scale: NTS

G1.0

USPS APPROVED CLUSTER BOX UNIT SCHEDULE
 (NOTE: CBUs TO BE WHITE DIMENSIONS AND UNIT MODELS BASED ON BUDGET/MAILBOXES COMB. UNITS)



DUMPSTER ENCLOSURE
 RUBY RANCH
 SILVERTHORNE, COLORADO

A1.0

NO.	REVISION	DATE
1	AS NOTED	04.07.23

Project No.	DESIGN
Drawn by	02.15.23
Checked by	
Scale	AS NOTED

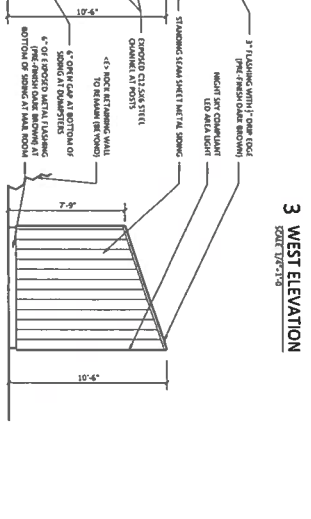
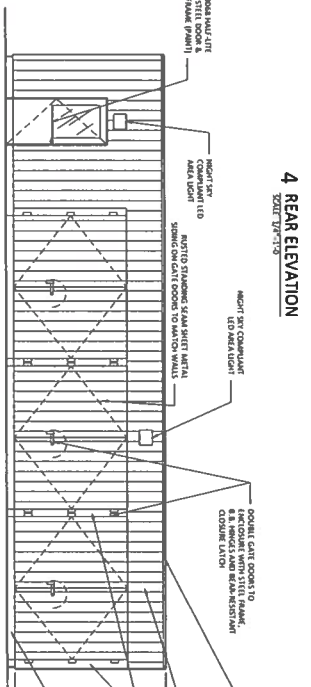
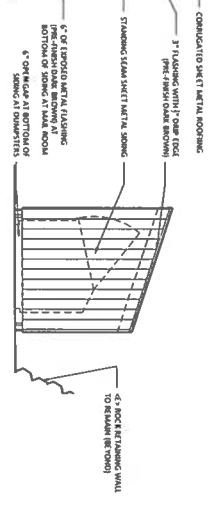
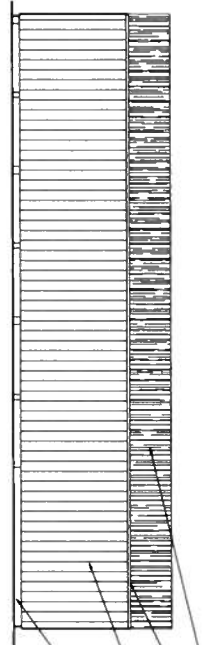
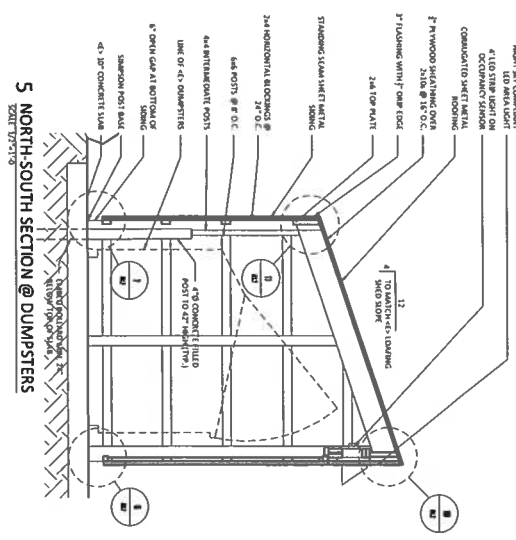
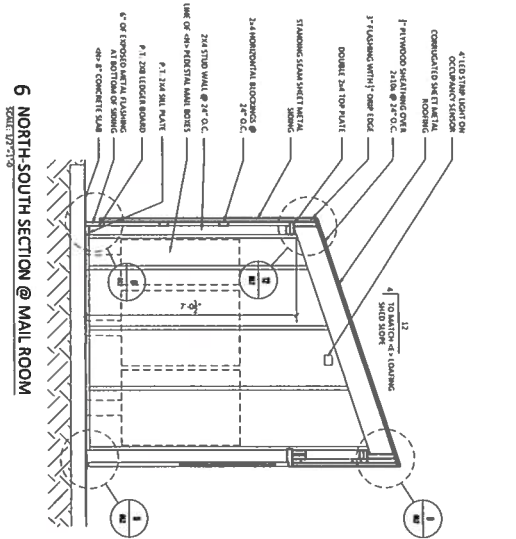
PLANS

NOT TO SCALE
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS IN FEET AND INCHES UNLESS NOTED OTHERWISE

DOOR SCHEDULE

MARK TYPE	WIDTH	HEIGHT	WIDTH	HEIGHT	THICK	TYPE	NOTES
01	EXT MET/CLS	3'-4"	6'-30"	3'-0"	6'-8"	1-3/4"	EXT. 1, 2, 3, 4, 5, 6

- HANDWARE NOTES (ALL HANDWARE TO BE BLACK)**
- (1) BALL BEARING HINGES
 - PASSAGE SET
 - WEATHER-STRIPPING GASKET
 - THRESHOLD
 - DOOR SWEEP
 - 26 T&B TEMPERED GLASS LITE
- NOTE: PAINT DOOR WITH HIGH QUALITY ENAMEL PAINT (SEMI GLOSS); COLOR TO BE SELECTED BY ARCHITECT.**



DUMPSTER ENCLOSURE

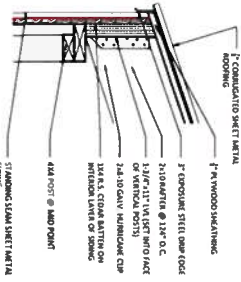
RUBY RANCH
SILVERTHORNE, COLORADO

NO.	Description	Date
1	ARCH. RESPONSES	02.07.23

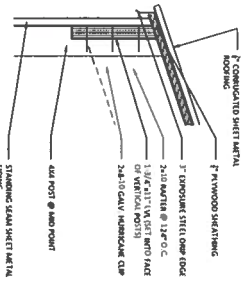
Project No: DESIGN
 Date: 02.15.23
 Drawn by:
 Checked by: AS NOTED

ELEVATIONS SECTIONS

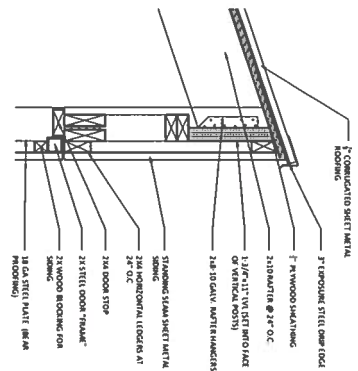
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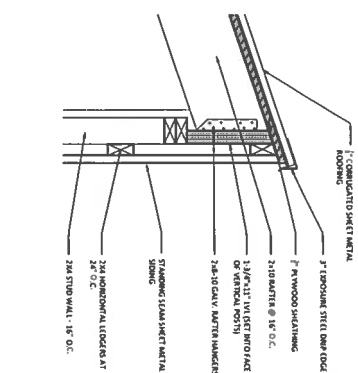
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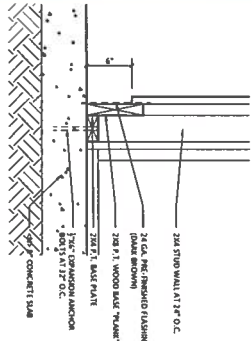
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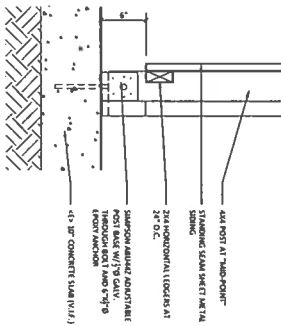
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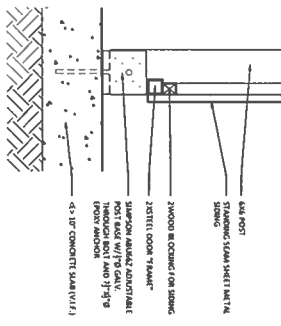
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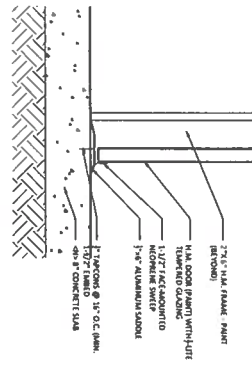
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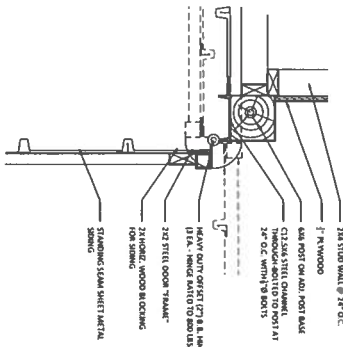
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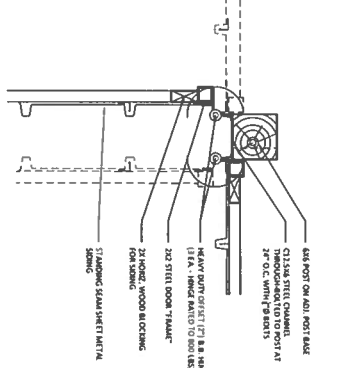
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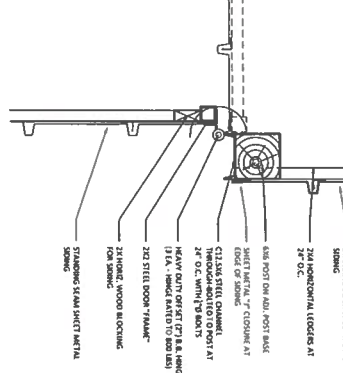
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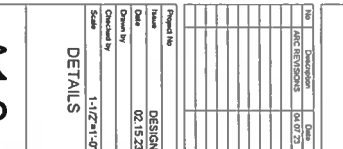
4 DETAIL
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3 DETAIL
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2 PLAN DETAIL
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1 PLAN DETAIL
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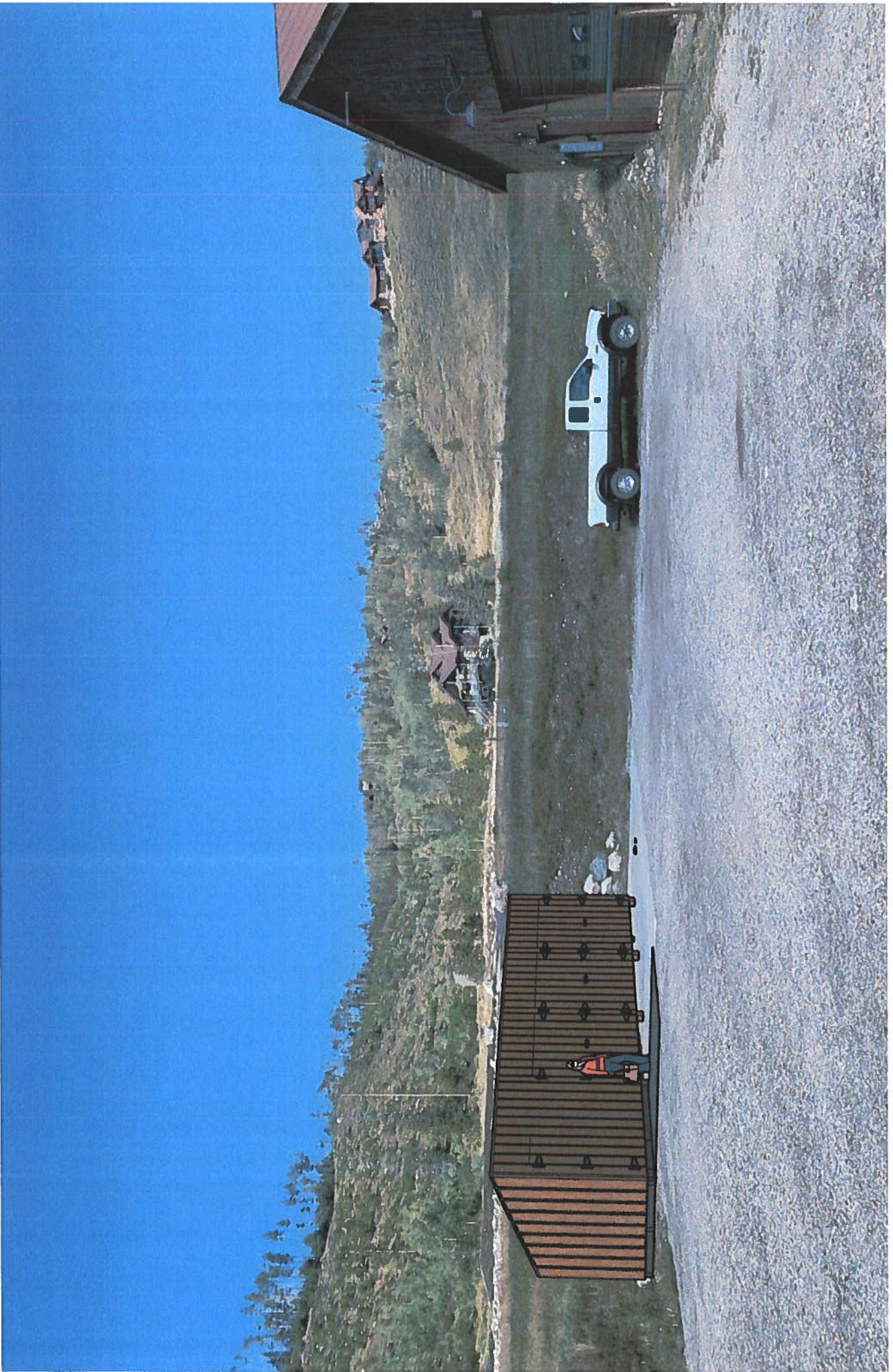
DUMPSTER ENCLOSEURE

RUBY RANCH
SILVERTHORNE, COLORADO

No.	Description	Date
1	AS-BUILT	02-07-23
2	REVISIONS	
3		
4		
5		
6		
7		
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10		
11		
12		

Project No: DESIGN
 Title: DUMPSTER ENCLOSEURE
 Date: 02.15.23
 Drawn By: [Name]
 Checked By: [Name]
 Scale: 1 1/2"=1'-0"
DETAILS

A1.2



MICHAEL F. BENNET
COLORADO

COMMITTEES:
AGRICULTURE, NUTRITION, AND FORESTRY

FINANCE

INTELLIGENCE

United States Senate

WASHINGTON, DC 20510-0609

WASHINGTON, DC:
201 PRESSLEY SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-6852

COLORADO:
CESAR E. CHAVEZ BUILDING
1244 SPENCER BOULEVARD
DENVER, CO 80204
(303) 465-7600

<http://www.lie.html.senate.gov>

May 3, 2022

The Honorable Thomas J. Vilsack
Secretary
U.S. Department of Agriculture
1400 Independence Avenue, SW
Washington, D.C., 20250

Dear Secretary Vilsack:

We write to request your assistance in securing funding for the Ruby Ranch Fuels Reduction Project (the Project) in the White River National Forest (WRNF). The Project would complete fire mitigation work across approximately 100 acres on the edge of the Eagles Nest Wilderness Area and directly adjacent to the Ruby Ranch housing development.

As you know, over the past few years, fires across the West have consumed millions of acres and included the three largest fires in Colorado's history. Each successive wildfire season in Colorado has introduced worsening conditions that were nearly unimaginable just a decade ago. Climate change is further exacerbating the situation. In 2018, a 91-acre blaze swept down Buffalo Mountain less than 3 miles from the proposed Ruby Ranch Project threatening over 1,000 homes, forcing the emergency evacuation of over 1,600 people and putting structures collectively valued at several hundred million dollars at risk. Significant loss of property was only prevented by the successful creation of a fuel break that helped stop the fire and prevented the significant loss of property. The Ruby Ranch homeowners would like to create a similar fuel break.

The Project proposal to implement fuels reduction treatments within the Eagles Nest Wilderness Area has been a priority of mine for several years. I have worked closely with the WRNF, Summit County, and the local homeowners to ensure the work meets the objectives of adequately protecting life and property in the event of a fire. The Project has amassed widespread support in the community, as illustrated in the attached letter from Summit County.

We appreciate the dedication of the WRNF and those working within the local districts to dutifully and strategically carry out fire mitigation and fuels treatments across the wildland-urban interface and, where appropriate, in Wilderness areas. I appreciate your commitment to work with me on this project given as part of your confirmation hearing. Due to the diligence of the property owners and the leadership of the WRNF, this project is now ready to move forward and with

adequate funding can commence as soon as this summer. I hope you will consider this project for funding under the Bipartisan Infrastructure Law or other sources available to the United States Forest Service.

Thank you for considering this request and I look forward to working with you to move this critical project forward to ensure the safety of this community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael F. Bennet". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

U.S. Senator Michael F. Bennet

AMENDMENT TO AGREEMENT NO. 2

A. Background Data:

1. Effective Date of Agreement: October 6, 2022
2. Owner: Willow Brook Metropolitan District (WBMD)
3. Engineer: Plummer Associates, Inc.
4. Specific Project (title): Water System GWUDI Improvements – Assessment

B. Description of Modifications:

1. Engineer shall perform the following Additional Services:
 - a. Develop draft and final GWUDI communications for discussion with CDPHE. Coordinate communication and virtual meetings with CDPHE to obtain Division direction regarding the new replacement well classification as groundwater and whether GWUDI assessment is required, at this time.
 - b. Coordinate tasks/activity among Water Solutions, Inc., Colorado Water Well, Wolf Martin, Inc., and Willow Brook Metropolitan District (WBMD) to complete work to make the replacement well operational, including the following activities:
 - (1) Installation of electrical service (new circuit, disconnect, motor starter) for both temporary and permanent pump installation;
 - (2) Installation of 1-1/2-inch water line to existing Well No. 2 treatment vault;
 - (3) Installation of a temporary well pump;
 - (4) Completion of the initial sampling/analysis required for the new groundwater source Basis of Design Report (BDR) submittal to CDPHE.
 - (5) Provide weekly status summary to WBMD.
2. The responsibilities of Owner with respect to the Agreement are modified as follows:
 - a. WBMD will provide information regarding any restrictions concerning siting requirements for both the temporary and permanent well pumping / electrical equipment.

C. Agreement Summary (Reference only):

1. Original agreement amount:..... \$9,250.00
2. Net change for prior amendments:..... \$15,517.00

This is **Exhibit C, Amendment**, referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated October 6, 2022

- 3. This amendment amount:
 - CDPHE Correspondence/Virtual Meetings..... \$2,010.00
 - Coordination of Replacement Well Tasks/Activities..... \$4,677.00
 - Amendment 2 Total.....\$6,687.00
- 4. Adjusted Agreement amount..... \$31,454.00
- 5. Change in time for services (days or date, as applicable): No change.

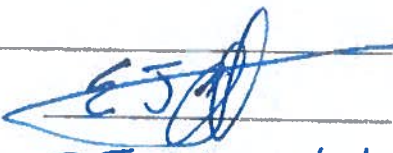
The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

The Effective Date of this Amendment is February 6, 2023.

OWNER:

ENGINEER:

By: 	Plummer Associates, Inc.
Print name: <u>E. J. O'Leary</u>	Print name: <u>Patrick O'Brien</u>
Title: <u>president.</u>	Title: <u>Principal</u>
Date Signed: <u>3.23.23</u>	Date Signed: <u>03/15/23</u>

Project Planning - Plummer

From: 1/28/2023 To: 2/21/2023

Project: 4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch Ph. 1 Eval.
 Client: 4327 Willow Brook Metro District

PIC: O'Brien, Patrick
 PM: Dahm, Mark

WBS Budget	Bgt Hrs.	Bgt Labor	Bgt ODC	Budget CNS	Total Budget
4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch Ph. 1 Eval.	33.05	6,686.75	0.00	0.00	6,686.75
1000 Amendment No. 2	33.05	6,686.75	0.00	0.00	6,686.75
100 GWUDI - CDPHE Correspondence	9.00	2,010.00	0.00	0.00	2,010.00
200 Replacement Well - Logistics/Team Coord.	24.05	4,676.75	0.00	0.00	4,676.75

Scheduled Labor	Sched Hrs	Sched Amount
4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch Ph. 1 Eval.	33.05	6,686.75
1000 Amendment No. 2	33.05	6,686.75
100 GWUDI - CDPHE Correspondence	9.00	2,010.00
Dahm, Mark	6.00	1,470.00
Miller, Tiffany	3.00	540.00
200 Replacement Well - Logistics/Team Coord.	24.05	4,676.75
Dahm, Mark	5.35	1,310.75
Miller, Tiffany	18.70	3,366.00

Project Planning - Plummer

From: 10/17/2022 To: 4/30/2023

Project: 4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch Ph. 1 Eval. PIC: O'Brien, Patrick
 Client: 4327 Willow Brook Metro District PM: Dahm, Mark

WBS Budget & Actuals		Bgt Hrs.	Bgt Labor	Actual Labor	Bgt ODC	Actual ODC	Budget CNS	Actual CNS	Total Budget
4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch Ph. 1 Eval.		33.05	6,886.75	6,824.83	0.00	0.00	0.00	0.00	6,886.75
1000 Amendment No. 2		33.05	6,886.75	0.00	0.00	0.00	0.00	0.00	6,886.75
100 GWUDI - CDPHE Correspondence		9.00	2,010.00	0.00	0.00	0.00	0.00	0.00	2,010.00
200 Replacement Well - Logistics/Team Coord.		24.05	4,676.75	0.00	0.00	0.00	0.00	0.00	4,676.75
Allocated Labor									
		Alloc Hrs	ETC Hrs	Actual Hrs	Alloc Amount	ETC Amount			
4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby Ranch		33.05	0.00	28.00	6,886.75	0.00			
1000 Amendment No. 2		33.05	0.00	0.00	6,886.75	0.00			
100 GWUDI - CDPHE Correspondence		9.00	0.00	0.00	2,010.00	0.00			
Project Manager I		3.00	0.00	0.00	540.00	0.00			
Senior Project Manager		6.00	0.00	0.00	1,470.00	0.00			
200 Replacement Well - Logistics/Team Coord.		24.05	0.00	0.00	4,676.75	0.00			
Project Manager I		18.70	0.00	0.00	3,366.00	0.00			
Senior Project Manager		5.35	0.00	0.00	1,310.75	0.00			
Scheduled Labor									
		Cur Sched Hrs	Sched Hrs	Actual Hrs	Cur Sched Amt	Sched Amount			
4327-001-O-1273 Willow Brook Ruby Ranch Ph. 1 Eval.-Willow Brook Ruby		33.05	33.05	0.00	6,886.75	6,886.75			
1000 Amendment No. 2		33.05	33.05	0.00	6,886.75	6,886.75			
100 GWUDI - CDPHE Correspondence		9.00	9.00	0.00	2,010.00	2,010.00			
Dahm, Mark		6.00	6.00	0.00	1,470.00	1,470.00			
Miller, Tiffany		3.00	3.00	0.00	540.00	540.00			
200 Replacement Well - Logistics/Team Coord.		24.05	24.05	0.00	4,676.75	4,676.75			
Dahm, Mark		5.35	5.35	0.00	1,310.75	1,310.75			
Miller, Tiffany		18.70	18.70	0.00	3,366.00	3,366.00			
Scheduled ODC		Cur Sched Amt	Sched Amount						
Scheduled CNS		Cur Sched Amt	Sched Amount						

COLORADO WATER WELL



2001 E. 58th AVE.
DENVER, CO. 80216
(303) 892-9053
FAX 303-892-1924

January 11, 2023

Leah Wolf Martin, P.E P.G
Wolf Martin, Inc

Re: Ruby Ranch Well Testing

Leah,

*Accepted by
Willow Brook metro District
by E. J. [Signature] on 3.23.23*

At your request our firm offers the following proposal to provide a new pitless adapter and install permanent pumping equipment in the new well at Ruby Ranch.

We will provide a pitless adapter and supervise the installation of it. The excavation and installation of the pitless will be done by other under the supervision of a licensed pump installation contractor (Colorado Water Well). The cost to provide and supervise the installation of the pitless adapter is estimated to be \$1721.00. This estimate is for a 1 ½ inch pitless adapter. If a 1 ¼ inch pitless adapter is installed the estimated cost would be \$1409.00.

Once the pitless adapter has been installed and the excavation has been backfilled, we will installed the permanent pumping equipment. The pump will be specified by the project engineer after the 24-hour well test has been completed.

Until the actual pumping equipment is specified, a budget cost to provide and install the new pumping equipment is between \$3200.00 and \$3500.00.

No excavation for the water line or electric power to the well from the vault is included.

Work can be scheduled with in 5 to 7 days from your acceptance of this proposal and notice to proceed.

Payment terms are net 20 days.

Thank you for your consideration. We are looking forward to working on this project.

COLORADO WATER SYSTEMS
2001 E. 58th AVE.
DENVER, CO. 80216

Sincerely,

Dave Bomhoff
Colorado Water Well
303-435-4528

We Move Water

**COLORADO WATER SYSTEMS
2001 E. 58th AVE.
DENVER, CO. 80216**

COLORADO WATER WELL



**2001 E. 58th AVE.
DENVER, CO. 80216
(303) 892-9053
FAX 303-892-1924**

January 11, 2023

Leah Wolf Martin, P.E P.G
Wolf Martin, Inc

Re: Ruby Ranch Well Testing

Leah,

At your request our firm offers the following proposal to test the new well at Ruby Ranch.

We will provide a pump, motor, drop pipe, electrical cable, flow meter, and water level monitoring equipment for the testing. The pump will be a 10 gallon per minute pump capable of pumping flows from 5 to 15 gallons per minute. There is 110 volt power at the pump vault less than 100 feet away from the well that we understand we can use for the testing period. The pump will be set in the well on 50 feet of PVC pipe. The water level transducer will be set just above the pump in a monitoring tube to allow for manual water level measuring. The water level logger will measure the water level every minutes. The flow meter will be read and recorded manually at intervals set by the engineer.

The proposed work schedule will be
Day 1 - set the pump and testing equipment
Day 2 – Step test to get a flow rate for the 24-hour test
Day 3 & 4 – 24-hour yield test

We will install a “drain back” valve in the drop pipe, 10 ft below the top of the casing to allow water to drain out of the pipe and manifold to prevent freezing. We will leave the pump in the well so that the operator can take his samples that are required by CDPHE. A hose bib or sample tap will be installed in the manifold pipe so the samples can be taken. The hose bib or sample tap must remain open when the pump is not operating to allow for drainage through the “drain back” valve.

The cost to provide, install, and test the well as outlined will be \$12,291.00.

COLORADO WATER SYSTEMS
2001 E. 58th AVE.
DENVER, CO. 80216

Access to the well and equipment vault during the work period will be the responsibility of the District. We will need an area around the well head to park and turn around at least 2 vehicles.

Work can be scheduled within 5 to 7 days from your acceptance of this proposal and notice to proceed.

Payment terms are net 20 days.

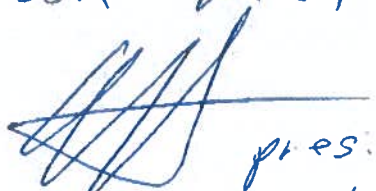
Pricing for removing the pump, installing the pitless adapter and setting the permanent pump will be sent in a separate proposal.

Thank you for your consideration. We are looking forward to working on this project.

Sincerely,

Dave Bomhoff
Colorado Water Well
303-435-4528

We Move Water

Accepted by,
Willow Brook Metro District
by  president.
E. J. O'Leary
on 3.23.23

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	2/1/2023
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Date

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
284	KILGORE	Kilgore	2/17/2023	INBANK	PMCHK00000552	\$261.05
285	PLUMMER	Plummer Associates, Inc.	2/17/2023	INBANK	PMCHK00000552	\$4,986.84
286	UNCC	UNCC	2/17/2023	INBANK	PMCHK00000553	\$1.29
287	CRS	CRS	2/17/2023	INBANK	PMCHK00000554	\$8,662.51
288	G&G SERVICES	G&G Services	2/17/2023	INBANK	PMCHK00000554	\$960.00
289	RANGE WEST	Range West, Inc	2/17/2023	INBANK	PMCHK00000554	\$315.00
EFT000000000019	CENTURYLINK	CENTURYLINK	2/17/2023	INBANK	PMCHK00000555	\$119.32
EFT000000000020	GOOGLE	Google	2/17/2023	INBANK	PMCHK00000555	\$144.00
EFT000000000021	IN BANK	INBANK	2/17/2023	INBANK	PMCHK00000555	\$1,428.16
EFT000000000022	WASTEMGMT	WASTE MANAGEMENT	2/17/2023	INBANK	PMCHK00000555	\$1,764.95
EFT000000000023	XCEL	XCEL	2/17/2023	INBANK	PMCHK00000555	\$16.11
291	RUBY RANCH LLC	Ruby Ranch LLC	3/17/2023	INBANK	PMCHK00000565	\$10,000.00
292	WATER SOLUTIONS	Water Solutions, Inc	3/27/2023	INBANK	PMCHK00000559	\$5,584.45
293	G&G SERVICES	G&G Services	3/27/2023	INBANK	PMCHK00000560	\$1,260.00
294	ERIC COTTING	Eric Cottingham	3/27/2023	INBANK	PMCHK00000561	\$150.00
295	CRS	CRS	3/27/2023	INBANK	PMCHK00000562	\$9,855.80
296	INFINITY	Infinity Certified Welding & F	3/27/2023	INBANK	PMCHK00000563	\$673.77
297	KILGORE	Kilgore	3/27/2023	INBANK	PMCHK00000563	\$343.27
298	SDA	SDA	3/27/2023	INBANK	PMCHK00000563	\$545.11
EFT000000000024	CEBT PAYMENTS	CEBT Payments	3/27/2023	INBANK	PMCHK00000564	\$1,994.00
EFT000000000025	CENTURYLINK	CENTURYLINK	3/27/2023	INBANK	PMCHK00000564	\$119.54
EFT000000000026	GOOGLE	Google	3/27/2023	INBANK	PMCHK00000564	\$144.00
EFT000000000027	IN BANK	INBANK	3/27/2023	INBANK	PMCHK00000564	\$1,502.18
EFT000000000028	SPENCER	SpencerFane	3/27/2023	INBANK	PMCHK00000564	\$4,881.50
EFT000000000029	WASTEMGMT	WASTE MANAGEMENT	3/27/2023	INBANK	PMCHK00000564	\$1,759.54
EFT000000000030	XCEL	XCEL	3/27/2023	INBANK	PMCHK00000564	\$2,124.33
Total Checks: 26						Total Amount of Checks: \$59,596.72

**WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION
Year to Date (YTD) as of March 31, 2023
Adjusted as of April 10, 2023**

Account Activity Item Description	InBank	INVESTMENT			TOTAL ALL ACCOUNTS
		ColoTrust Plus Average Monthly Yield 4.8592%		Colostrust Yield 4.6181%	
		General	CTF	Edge	
BEGINNING BANK BALANCE	\$ 243,716	\$ 77,531	\$ 1,178	\$ 5,560	\$ 327,985
YTD credits - Total deposits, wires and transfers	229,619	477,272	185	65	707,141
YTD debits - Total vouchers, wires and transfers	(431,468)	(30,171)	(67)	-	(461,706)
YTD bank balance	41,867	524,632	1,296	5,625	573,420
Less outstanding checks	(5,766)	-	-	-	(5,766)
Book balance at end of period - agrees to page 2 ending fund allocation	36,101	524,632	1,296	5,625	567,654
Less amount restricted for Conservation Trust Funds	-	-	(1,296)	-	(1,296)
UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD	36,101	524,632	-	5,625	566,358
Current period activity					
Deposits	-	49,695	-	-	49,695
Total current period adjustments	-	49,695	-	-	49,695
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	\$ 36,101	\$ 574,327	\$ -	\$ 5,625	\$ 616,053

**WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of March 31, 2023**

Account Activity Item Description	General	Capital Projects	Water	Road Paving	Total All Funds
Beginning fund balances	\$ 209,656	\$ 36,036	\$ 4,437	\$ -	\$ 250,129
YTD DEPOSITS					
Conservation trust fund	171	-	-	-	171
General fund reserve fee	8,599	-	-	-	8,599
Interest	3,198	-	-	-	3,198
Miscellaneous	63	-	-	-	63
Project reserve fee	-	-	12,640	-	12,640
Property taxes	107,058	89,456	-	32,001	228,515
Specific ownership taxes	3,461	2,379	-	978	6,818
Grant funds	-	149,000	-	-	149,000
Snow removal	11,450	-	-	-	11,450
Trash service fees	3,320	-	-	-	3,320
Unrealized loss	6	-	-	-	6
Water service charges	-	-	14,103	-	14,103
Total deposits	137,326	240,835	26,743	32,979	437,883
YTD total payables and transfers	(78,441)	(4,473)	(35,844)	(1,600)	(120,358)
OTHER FINANCING SOURCES					
Transfer (to) from other funds	(5,000)	-	5,000	-	-
Total other financing sources	(5,000)	-	5,000	-	-
YTD ending available fund balances	\$ 263,541	\$ 272,398	\$ 336	\$ 31,379	\$ 567,654

(page 3)

(page 4)

(page 5)

(page 7)

WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2023
With Comparative Amounts for the Year Ended December 31, 2022
Unaudited

	2022 Actual Cash Basis	2023 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Conservation trust fund	\$ 544	\$ 300	\$ 171	\$ (129)	57%
General fund reserve fees	24,015	33,000	8,599	(24,401)	26%
Grant funds - wildfire reduction	29,114	-	-	-	-
Interest	5,116	4,000	3,198	(802)	80%
Miscellaneous	304	-	63	63	-
Property taxes and abatements	324,434	296,954	107,058	(189,896)	36%
Specific ownership taxes	15,311	14,900	3,461	(11,439)	23%
Safety grant funds	2,094	-	-	-	-
Snow removal	16,199	18,000	11,450	(6,550)	64%
Stable/Meadow fees & deposits	500	1,000	-	(1,000)	0%
Trash service fees	11,532	12,100	3,320	(8,780)	27%
Unrealized gain/(loss)	(1,686)	-	6	6	-
Total revenues	427,477	380,254	137,326	(242,928)	36%
EXPENDITURES					
Administrative					
Audit	12,000	12,000	-	(12,000)	0%
County treasurer fees	16,042	14,848	5,353	(9,495)	36%
District management and accounting	68,352	80,000	16,412	(63,588)	21%
Election	6,979	10,000	2,833	(7,167)	28%
Insurance and SDA dues	28,688	12,000	102	(11,898)	1%
Legal	6,196	12,000	4,975	(7,025)	41%
Miscellaneous	3,742	4,000	790	(3,210)	20%
Signage design proposal	6,395	-	-	-	-
Trash removal	20,343	20,000	5,286	(14,714)	26%
Utilities	11,699	10,800	3,941	(6,859)	36%
Weeds	194	15,000	-	(15,000)	0%
Emergency reserve contribution (3%)	-	9,400	-	(9,400)	0%
Operations and maintenance					
Gate	3,570	1,000	26	(974)	3%
General maintenance	911	2,000	298	(1,702)	15%
Ranch manager					
Salary	70,616	60,750	20,250	(40,500)	33%
Payroll taxes	8,077	10,000	2,409	(7,591)	24%
Benefits (including bonus, less employee reim)	7,624	9,000	4,919	(4,081)	55%
Back-up support	-	4,350	150	(4,200)	3%
Irrigation					
Irrigation/meadow management	453	500	-	(500)	0%
Hay meadows and fencing					
Drag hay meadows	-	1,500	-	(1,500)	0%
Meadow fencing and repairs	-	500	-	(500)	0%
Rock removal/fill/compact	-	500	-	(500)	0%
Soil testing/treatment/drag/seed	-	500	-	(500)	0%
Weed spraying and rodent removal	-	2,000	-	(2,000)	0%
Roads					
Truck (including fuel)	9,789	10,000	5,839	(4,161)	58%
Road Improvements	37,011	10,000	-	(10,000)	0%
Roads - culverts	42,220	-	-	-	-
Equipment rental	5,005	5,000	-	(5,000)	0%
Snow plowing salt and sand	3,172	2,000	4,858	2,858	243%
Stable - equestrian center					
Barn remodel	2,625	-	-	-	-
Stable security	265	-	-	-	-
Replace compact fluorescents with bulbs	50	100	-	(100)	0%
Total expenditures	372,018	319,748	78,441	(241,307)	25%
EXCESS OF REVENUES OVER EXPENDITURES	55,459	60,506	58,885	(1,621)	97%
OTHER FINANCING (SOURCES) USES					
Transfer to water operations fund	(20,000)	-	(5,000)	(5,000)	0%
Transfer from road paving fund	73,852	18,917	-	(18,917)	0%
Total other financing sources (uses)	53,852	18,917	(5,000)	(23,917)	-26%
NET CHANGE IN FUND BALANCE	109,311	\$ 79,423	53,885	\$ (25,538)	
BEGINNING FUND BALANCE	100,345		209,656		
ENDING FUND BALANCE	\$ 209,656		\$ 263,541		

WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2023
With Comparative Amounts for the Year Ended December 31, 2022
Unaudited

	2022 Actual Cash Basis	Adopted 2023 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Property taxes	\$ 120,876	\$ 248,129	\$ 89,456	\$ (158,673)	36%
Specific ownership taxes	6,191	12,500	2,379	(10,121)	19%
Interest	19	-	-	-	0%
Grant	125,000	-	149,000	149,000	-
Total revenues	<u>252,086</u>	<u>260,629</u>	<u>240,835</u>	<u>(19,794)</u>	<u>92%</u>
EXPENDITURES					
County treasurer fees	6,045	12,406	4,473	(7,933)	36%
PRV connection of 2 systems	83,224	-	-	-	-
Fire reduction project	381,180	-	-	-	-
District management	9,531	-	-	-	-
Election	11,868	-	-	-	-
Legal	6,601	-	-	-	-
Loan costs	9,375	-	-	-	-
Mail box project	-	36,741	-	(36,741)	0%
Trash enclosure improvement	-	26,030	-	(26,030)	0%
Water system improvements	2,105	-	-	-	-
SRF loan principal	73,070	74,909	-	(74,909)	0%
SRF loan interest	40,498	38,660	-	(38,660)	0%
InBank loan #3 fuel reduction principal	323,000	120,000	-	(120,000)	0%
InBank loan #3 fuel reduction interest	5,984	15,647	-	(15,647)	0%
Total expenditures	<u>952,481</u>	<u>324,393</u>	<u>4,473</u>	<u>(319,920)</u>	<u>1%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(700,395)</u>	<u>(63,764)</u>	<u>236,362</u>	<u>300,126</u>	<u>-371%</u>
OTHER FINANCING SOURCES					
InBank loan	473,000	-	-	-	-
Total other financing sources	<u>473,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>(227,395)</u>	<u>\$ (63,764)</u>	<u>236,362</u>	<u>\$ 300,126</u>	
BEGINNING FUND BALANCE	263,431		36,036		
ENDING FUND BALANCE	<u>\$ 36,036</u>		<u>\$ 272,398</u>		

WILLOW BROOK METROPOLITAN DISTRICT
WATER UTILITY FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2023
With Comparative Amounts for the Year Ended December 31, 2022
Unaudited

	2022 Actual Cash Basis	Adopted 2023 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Project reserve fee (\$75/month)	\$ 35,526	\$ 49,500	\$ 12,640	\$ (36,860)	26%
Water service charges	65,624	125,618	14,103	(111,515)	11%
Miscellaneous	205	-	-	-	-
Total revenues	<u>101,355</u>	<u>175,118</u>	<u>26,743</u>	<u>(148,375)</u>	<u>15%</u>
EXPENDITURES					
Maintenance contract	31,367	30,900	7,958	(22,942)	26%
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 - Barn	1,414	1,500	-	(1,500)	0%
Initial BPCCC system survey	-	680	-	(680)	0%
Replace piping inside filing #1 well vault	-	15,000	10,096	(4,904)	67%
Ranch manager salary/benefits	-	24,275	-	(24,275)	0%
New meter installation	-	30,000	-	(30,000)	0%
Annual fire hydrant maintenance	720	750	-	(750)	0%
Repairs and maintenance	22,475	20,000	486	(19,514)	2%
Utilities - Town of Silverthorne	192	200	50	(150)	25%
Utility billing	20,928	15,000	6,842	(8,158)	46%
Water testing	574	2,500	97	(2,403)	4%
GWUDI assessment	-	16,000	-	(16,000)	0%
Water well evaluation/improvements	39,278	-	10,315	10,315	-
Total expenditures	<u>116,948</u>	<u>166,005</u>	<u>35,844</u>	<u>(130,161)</u>	<u>22%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(15,593)</u>	<u>9,113</u>	<u>(9,101)</u>	<u>(18,214)</u>	<u>-100%</u>
OTHER FINANCING SOURCES					
Transfer from general fund	20,000	-	5,000	5,000	-
Total other financing sources	<u>20,000</u>	<u>-</u>	<u>5,000</u>	<u>5,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	4,407	<u>\$ 9,113</u>	(4,101)	<u>\$ (13,214)</u>	
BEGINNING FUND BALANCE	<u>30</u>		<u>4,437</u>		
ENDING FUND BALANCE	<u>\$ 4,437</u>		<u>\$ 336</u>		

WILLOW BROOK METROPOLITAN DISTRICT
ROAD PAVING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2023
With Comparative Amounts for the Year Ended December 31, 2022
Unaudited

	2022 Actual Cash Basis	Adopted 2023 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Property taxes - road paving	\$ 79,700	\$ 88,765	\$ 32,001	\$ (56,764)	36%
Specific ownership taxes	3,527	4,500	978	(3,522)	22%
Interest	13	-	-	-	-
Total revenues	<u>83,240</u>	<u>93,265</u>	<u>32,979</u>	<u>(60,286)</u>	<u>35%</u>
EXPENDITURES					
County treasurer fees	3,986	4,439	1,600	(2,839)	36%
Loan payment principal	55,000	55,000	-	(55,000)	0%
Loan payment interest	17,631	15,400	-	(15,400)	0%
Total expenditures	<u>76,617</u>	<u>74,839</u>	<u>1,600</u>	<u>(73,239)</u>	<u>2%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>6,623</u>	<u>18,426</u>	<u>31,379</u>	<u>12,953</u>	<u>170%</u>
OTHER FINANCING USES					
Transfer to general fund	(73,852)	(18,917)	-	18,917	-
Total other financing uses	<u>(73,852)</u>	<u>(18,917)</u>	<u>-</u>	<u>18,917</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>(67,229)</u>	<u>\$ (491)</u>	<u>31,379</u>	<u>\$ 31,870</u>	
BEGINNING FUND BALANCE	67,229		-		
ENDING FUND BALANCE	<u>\$ -</u>		<u>\$ 31,379</u>		

STAN MILLER, INC.

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EQUIPMENT RATE SHEET 2023 Effective 3/29/23

	<u>HOURLY RATE</u>		<u>HOURLY RATE</u>
D8R Dozer w/Ripper	\$ 225.00	Lowboy	\$ 160.00
D8L Dozer w/Ripper	\$ 225.00	Walking Floor Trailer	\$ 160.00
D5H Dozer w/Ripper	\$ 150.00	Articulating 6X6 Haul Truck	\$ 175.00
		16 cy End Dump Truck	\$ 140.00
Cat 140G Motor Grader	\$ 150.00	Belly Dump Truck	\$ 140.00
		25 Ton Flatbed Tractor/Trailer	\$ 125.00
Cat 973C Track Loader 4.0 cy	\$ 195.00	Flatbed Truck w/Boom	\$ 110.00
Cat 966F Loader 4.5 cy	\$ 175.00	Flatbed Truck w/Sander	\$ 90.00
Cat 950G Loader 4.0 cy	\$ 165.00	9 cy Tandem Dump Truck	\$ 110.00
Cat 938F Loader 3.25 cy	\$ 155.00	2-Axle Tilt Trailer Pulled by Tandem Dump	\$ 135.00
Cat 938G Loader 3.25 cy w/ Forks	\$ 155.00	Pilot Vehicle	\$ 80.00
Cat MT277 Track Loader 1.0 cy	\$ 140.00	Water Tanker - 6000 gal.	\$ 135.00
Cat 906 Wheel Loader 1.0 cy	\$ 140.00	Water Truck	\$ 90.00
Cat 289 Track Loader	\$ 140.00		
Skid Steer Loader	\$ 95.00	Chipper w/Operator	\$ 115.00
		Chainsaw & Operator	\$ 65.00
Cat 345 Excavator	\$ 225.00	Jumping Jack Compactor (With Labor)	\$ 65.00
Cat 336EL Excavator	\$ 225.00		
Cat 330 Excavator w/Thumb	\$ 200.00	Project Manager	\$ 105.00
Cat 329EL Excavator w/Thumb	\$ 200.00	Superintendent	\$ 90.00
Cat 330L Excavator	\$ 195.00	Foreman & Pickup	\$ 80.00
Cat 325L Excavator w/Thumb	\$ 185.00	Labor	\$ 60.00
Cat 325L Excavator	\$ 180.00	Overtime Rate	\$ 25.00
Link-belt 210X2 Excavator	\$ 180.00	Air Compressor w/o Operator (per day)	\$ 255.00
Cat 315 Excavator w/Thumb	\$ 175.00	Power Broom	\$ 95.00
Cat 315 Excavator	\$ 170.00	Yamaha ATV	\$ 55.00
Cat 314CL Excavator	\$ 170.00	Mechanic Service Truck	\$ 120.00
Cat 308E2 Mini-Excavator w/Thumb	\$ 155.00	Welder w/Welding Truck	\$ 90.00
Cat 306CR Mini-Excavator w/Thumb	\$ 140.00		
Cat 436 4x4 Backhoe	\$ 130.00	Read RD90A Screenall	\$ 150.00
Takeuchi Mini-Excavator w/Thumb	\$ 140.00	Multiquip Asphalt/Concrete Saw w/o Operator	\$ 60.00
		Generator (per day)	\$ 335.00
563 Vibratory Self Propelled Comp	\$ 105.00	4" Trash Pump	\$ 35.00
44 Vibratory Self Propelled Comp	\$ 100.00		
433C Vibratory Self Propelled Comp	\$ 95.00	Winter Rates - Nov 1 through May 1:	
Ride on Double Drum Smooth Comp	\$ 90.00	9 cy Tandem Dump Truck	\$ 110.00
Sheepsft Double Drum Walk Behind Comp	\$ 90.00	Chain Up Fee (per day price)	\$ 35.00
Walk Behind Plate Compactor	\$ 75.00		

All equipment rates include operator unless noted otherwise. These rates also include maintenance, fluids, and labor burden.

