

Woody Creek Metro District

	Actuals Jan - Dec 2022	Actuals Jan - Oct 31, 2023	Estimated Jan - Dec 2023	Projected Budget Jan - Dec 2023	Budget 2024 Jan - Dec 2024
Income	Cash	Cash	Accrual	Accrual	Accrual
Grants/Government Funding					\$100,000.00
Collections (Pitkin) Income	\$6,678.40	\$16,833.23	\$16,833.23		
Commercial Property Utility	\$14,977.86	\$25,617.77	\$28,000.00	\$32,331.00	\$52,674.24
Delinquent/Late Utility Fees - HOA Dues	\$958.06	\$1,455.00	\$1,500.00	\$1,500.00	\$1,500.00
Income-Utility Fees	\$42,434.00	\$40,284.00	\$42,000.00	\$43,848.00	\$43,848.00
Interest Income	\$3,906.43	\$18,046.82	\$20,000.00	\$6,000.00	\$6,000.00
Misc Income	\$15.00	\$8,737.16	\$8,800.00		
Misc/Storage Rent	\$10,905.52	\$1,350.00	\$5,000.00	\$5,000.00	\$19,200.00
Parking Fee	\$13,849.90	\$11,571.10	\$12,000.00	\$6,600.00	\$10,000.00
Property Tax Income	\$92,552.52	\$91,284.89	\$94,046.00	\$94,046.00	\$94,489.92
Specific Ownership Taxes	\$3,353.39	\$2,757.26	\$2,925.00	\$2,925.00	\$2,925.00
Unapplied Cash Payment Income	\$2,489.80	-\$6,137.40	\$0.00		
Total Income	\$192,120.88	\$211,799.83	\$231,104.23	\$192,250.00	\$330,637.16
Gross Profit	\$192,120.88	\$211,799.83	\$231,104.23	\$192,250.00	\$330,637.16
Expenses					
Infrastructure Project	\$55,905.43	\$157,944.53	\$170,000.00	\$30,000.00	\$100,000.00
Office/General Administrative Expenses					
Accounting	\$1,875.00	\$1,975.00	\$1,975.00	\$2,500.00	\$2,500.00
Administration	\$10,074.00	\$7,745.60	\$9,000.00	\$7,000.00	\$7,000.00
Bookkeeping	\$5,272.50	\$3,965.50	\$5,000.00	\$6,000.00	\$6,000.00
Common Area Maintenance	\$9,229.11	\$4,404.27	\$5,000.00	\$4,300.00	\$5,000.00
Common Area Repairs	\$9,122.25	\$3,907.40	\$5,000.00	\$1,000.00	\$1,000.00
Contingency	\$2,000.00	\$0.00		\$5,300.00	\$5,300.00
County Treasure Fees	\$4,813.11	\$4,743.57	\$5,000.00	\$4,800.00	\$4,800.00
Insurance	\$5,693.00	\$6,439.00	\$6,439.00	\$5,800.00	\$5,800.00
Legal and Professional	\$16,499.51	\$13,832.55	\$17,000.00	\$6,000.00	\$8,000.00
Property Management	\$22,312.50	\$27,880.00	\$30,000.00	\$25,500.00	\$35,000.00
Snow Removal	\$6,999.00	\$6,000.00	\$9,000.00	\$8,000.00	\$8,000.00
Supplies, Postage, Dues, Etc.	\$3,213.44	\$2,247.26	\$3,000.00	\$1,500.00	\$2,000.00
Trash Removal	\$20,285.75	\$23,255.21	\$27,000.00	\$15,000.00	\$20,000.00
Compost Services	\$800.00	\$700.00	\$800.00	\$600.00	\$900.00
Elections	\$994.57	\$1,778.45	\$1,780.00	\$1,000.00	\$1,000.00
Web Site	\$479.50	\$389.50	\$500.00	\$600.00	\$600.00
Total Office/General Administrative Expenses	\$175,568.67	\$267,207.84	\$296,494.00	\$124,900.00	\$212,900.00
Water and Wastewater Operations					
Utilities - Electric	\$7,663.39	\$7,737.59	\$10,000.00	\$11,000.00	\$11,000.00
Utilities - Natural Gas	\$301.58	\$283.84	\$500.00	\$800.00	\$800.00
Utilities - Telephone				\$1,180.00	\$1,180.00
Water Conservancy	\$1,855.10	\$992.20	\$1,000.00	\$900.00	\$900.00
Water/Wastewater Operations	\$18,197.00	\$55,739.66	\$70,000.00	\$45,000.00	\$45,000.00
Total Water and Wastewater Operations	\$28,017.07	\$64,753.29	\$81,500.00	\$58,880.00	\$58,880.00
Total Expenses	\$203,585.74	\$331,961.13	\$377,994.00	\$183,780.00	\$271,780.00
Net Operating Income	-\$11,464.86	-\$120,161.30	-\$146,889.77	\$8,470.00	\$58,857.16
Other Expenses					
Reconciliation Discrepancies			\$0.00	\$0.00	\$0.00
Total Other Expenses			\$0.00	\$0.00	\$0.00
Net Other Income			\$0.00	\$0.00	\$0.00
Net Income	-\$11,464.86	-\$120,161.30	-\$146,889.77	\$8,470.00	\$58,857.16

WOODYSTOCK

Woodystock Sponsorship Donation	\$9,350.00	\$9,350.00	\$0.00	\$9,350.00
Woodystock Ticket Sales	\$3,633.00	\$3,633.00	\$0.00	\$3,650.00
Total Other Income	\$12,983.00	\$12,983.00	\$0.00	\$13,000.00
Woodystock Expense	\$3,344.30	\$3,344.30	\$0.00	\$2,075.00
Event Permit	\$325.00	\$325.00	\$0.00	\$325.00
Woodystock Subcontractor	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00
Total Woodystock Expense	\$7,269.30	\$7,269.30	\$0.00	\$6,000.00
Total Other Expenses	\$7,269.30	\$7,269.30	\$0.00	\$6,000.00
Net Other Income	\$5,713.70	\$5,713.70	\$0.00	\$7,000.00

	Actual Jan - Dec 2022	Actual Jan - Dec 2023	Estimated Jan - Dec 2023	Projected Budget Jan - Dec 2023	Budget 2024 Jan - Dec 2024
Total Net Income	-\$11,464.86	-\$114,447.60	-\$141,176.07	\$8,470.00	\$65,857.16

Balances as of Oct 31, 2023

Operating	\$27,307.00
Capital Reserve	\$297,500.00
Money Market (Infrastructure)	\$831.00
Woodystock	\$8,519.00
Total	\$334,157.00

Est Imperative Infrastructure Costs for 2024

Redundant backup well pump - \$12,000	\$12,000.00
(2) VFDS for backup of the outdated original VFDS still running the Potable Water system - \$25,000	\$25,000.00
Video Inspection of the entire collection system to evaluate and prioritize needed work to be completed - \$8,000	\$8,000.00
Add'l Infrastructure Expenses	\$55,000.00
Total Budgeted	\$100,000.00

Cap Reserve Balances as of Oct 31, 2023

Residential	\$	110,000
Extraterritorial	\$	16,250
Total Cap Reserve Fund Contribution Balances		\$126,250.00