

Woody Creek Metro District

	Actuals 2024	BUDGET 2025	ACTUALS Jan-Oct 2025	Estimated Jan-Dec 2025	Budget 2026
Income	Cash	Accrual	Cash	Cash	Accrual
Grants/Government Funding		\$138,000.00	\$82,977.67	\$82,977.67	\$50,000.00
Collections (Pitkin) Income			\$24,027.00	\$24,027.00	
Commercial Property Utility	\$45,828.02	\$68,792.00	\$20,023.01	\$23,037.01	\$68,792.00
Delinquent/Late Utility Fees - HOA Dues	\$1,896.00	\$1,500.00	\$735.00	\$780.00	\$1,500.00
Income-Utility Fees	\$54,153.00	\$56,376.00	\$50,686.43	\$54,686.43	\$56,376.00
Interest Income	\$16,846.81	\$6,000.00	\$4,597.49	\$4,800.00	\$6,000.00
Misc Income					
Misc/Storage Rent	\$7,192.71	\$19,200.00	\$15,523.33	\$17,923.33	\$19,200.00
Parking Fee	\$15,963.00	\$13,000.00	\$15,351.00	\$15,751.00	\$13,000.00
Property Tax Income	\$102,062.99	\$89,141.04	\$79,872.76	\$89,141.04	\$98,447.76
Specific Ownership Taxes	\$2,448.56	\$2,925.00	\$1,688.08	\$2,000.00	\$2,925.00
Unapplied Cash Payment Income	\$2,515.36		-\$6,469.76	\$0.00	
Total Income	\$248,906.45	\$394,934.04	\$289,012.01	\$315,123.48	\$316,240.76

Expenses	Accrual	Accrual	Accrual	Accrual	Accrual
Infrastructure Project	\$204,602.58	\$148,000.00	\$96,087.99	\$101,087.99	\$100,000.00
Office/General Administrative Expenses					
Accounting	\$2,075.00	\$2,500.00	\$2,150.00	\$2,150.00	\$2,500.00
Administration	\$8,262.70	\$7,000.00	\$9,906.67	\$10,906.67	\$7,000.00
Bookkeeping	\$6,112.50	\$6,000.00	\$5,139.28	\$5,639.28	\$6,000.00
Common Area Maintenance	\$16,144.60	\$8,000.00	\$27,563.26	\$27,563.26	\$8,000.00
Common Area Repairs	\$6,828.00	\$2,500.00	\$1,645.88	\$1,645.88	\$2,500.00
Contingency		\$5,300.00			\$5,300.00
County Treasure Fees	\$3,980.06	\$4,800.00	\$3,920.82	\$4,050.00	\$4,800.00
District Management	\$18,700.00	\$48,000.00	\$32,810.00	\$32,810.00	\$48,000.00
Elections		\$1,500.00	\$7,917.82	\$7,917.82	\$1,500.00
Insurance	\$6,392.00	\$6,900.00	\$6,963.00	\$6,963.00	\$6,900.00
Legal and Professional	\$12,877.07	\$8,000.00	\$35,839.02	\$39,000.00	\$15,000.00
Snow Removal	\$10,500.00	\$9,000.00	\$4,500.00	\$3,000.00	\$9,000.00
Supplies, Postage, Dues, Etc.	\$4,043.81	\$3,000.00	\$6,838.10	\$6,988.10	\$3,000.00
Trash Removal	\$22,772.74	\$25,000.00	\$20,520.26	\$25,000.00	\$25,000.00
Compost Services	\$895.00	\$900.00	\$750.00	\$900.00	\$900.00
Web Site	\$1,844.50	\$800.00	\$799.95	\$900.00	\$800.00
Total Office/General Administrative Expenses	\$121,427.98	\$139,200.00	\$167,264.06	\$175,434.01	\$146,200.00
Water and Wastewater Operations					
Utilities - Electric	\$17,955.25	\$15,000.00	\$8,154.11	\$10,000.00	\$10,000.00
Utilities - Natural Gas	\$189.15	\$800.00		\$150.00	\$800.00
Utilities - Telephone		\$1,180.00		\$0.00	\$1,180.00
Water Conservancy		\$900.00	\$2,124.80	\$2,124.80	\$900.00
Water/Wastewater Operations	\$54,785.66	\$72,000.00	\$68,734.74	\$78,734.74	\$77,000.00
Total Water and Wastewater Operations	\$72,930.06	\$89,880.00	\$79,013.65	\$91,009.54	\$89,880.00
Total Operational/Admin	\$194,358.04	\$229,080.00	\$246,277.71	\$266,443.55	\$236,080.00
Total Expenses (Includes Infrastructure)	\$398,960.62	\$377,080.00	\$342,365.70	\$367,531.54	\$336,080.00
Net Operating Income	-\$150,054.17	\$17,854.04	-\$53,353.69	-\$52,408.06	-\$19,839.24
Other Expenses					
Reconciliation Discrepancies		\$0.00		\$0.00	\$0.00
Total Other Expenses		\$0.00		\$0.00	\$0.00
Net Other Income	\$29,076.43	\$0.00		\$0.00	\$0.00
Net Income	-\$120,977.74	\$17,854.04	-\$53,353.69	-\$52,408.06	-\$19,839.24

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	Actuals 2024	BUDGET 2025	ACTUALS Jan-Oct 2025	Estimated Jan-Dec 2025	Budget 2026
Income	Cash	Accrual	Cash	Cash	Accrual
WOODYSTOCK		CLOSED	CLOSED	CLOSED	CLOSED
Woodystock Sponsorship Donation	\$6,000.00				
Woodystock Ticket Sales	\$3,135.82				
Total Other Income	\$9,135.82	\$0.00	\$0.00	\$0.00	\$0.00
Woodystock Expense	\$4,648.90	\$0.00	\$0.00	\$0.00	\$0.00
Event Permit	\$325.00				
Community Improvements	\$10,573.32				
Woodystock Subcontractor	\$5,267.50				
Total Woodystock Expense	\$20,814.72	\$0.00		\$0.00	\$0.00
Total Other Expenses	\$20,814.72	\$0.00		\$0.00	\$0.00
Net Other Income	-\$11,678.90	\$0.00	\$0.00	\$0.00	\$0.00

Estimated Account Balances

Balances as of December 12, 2025

Operating	-\$20,000.00	Advanced from Cap Reserve funds
Capital Reserve	\$104,000.00	
Money Market (Infrastructure)	\$1,660.00	
Woodystock		
Total	\$85,660.00	

Cap Reserve Balances as of Dec 31, 2025

Residential	\$71,422.72
Extraterritorial	\$32,577.28
Total Cap Reserve Fund Contribution Balances	\$104,000.00