

**BEEBE DRAW FARMS METRO DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2025**

**BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (26,336)	\$ (66,647)	\$ 3,506
REVENUES			
Property taxes	417,008	489,238	310,618
Property taxes - 2051	13,862	20,962	20,661
Property taxes - 2055	15,993	25,206	27,375
Specific ownership taxes	19,404	17,399	12,425
Specific ownership taxes - 2051	543	757	826
Specific ownership taxes - 2055	672	913	1,095
Interest Income	18,285	21,158	5,800
Other Revenue	-	5,998	-
Bond issuance proceeds	-	-	4,000,000
Total revenues	485,767	581,631	4,378,800
Total funds available	459,431	514,984	4,382,306
EXPENDITURES			
General Fund	526,078	511,478	379,423
Capital Projects Fund	-	-	4,000,000
Total expenditures	526,078	511,478	4,379,423
Total expenditures and transfers out requiring appropriation	526,078	511,478	4,379,423
ENDING FUND BALANCES	\$ (66,647)	\$ 3,506	\$ 2,883
EMERGENCY RESERVE	\$ 2,300	\$ 3,506	\$ 2,883
AVAILABLE FOR OPERATIONS	(68,947)	-	-
TOTAL RESERVE	\$ (66,647)	\$ 3,506	\$ 2,883

**BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
<b>ASSESSED VALUATION</b>			
Agricultural	30,500	30,690	30,690
State assessed	3,119,140	720	270
Vacant land	75,530	131,990	131,990
Personal property	-	1,067,780	456,300
Oil & Gas	5,900,210	8,380,870	5,593,110
	9,125,380	9,612,050	6,212,360
Certified Assessed Value	<u>\$ 9,125,380</u>	<u>\$ 9,612,050</u>	<u>\$ 6,212,360</u>
<b>MILL LEVY</b>			
General	50.000	50.000	50.000
Total mill levy	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>
<b>PROPERTY TAXES</b>			
General	\$ 456,269	\$ 480,603	\$ 310,618
Levied property taxes	456,269	480,603	310,618
Refunds and abatements	(39,261)	8,635	-
Budgeted property taxes	<u>\$ 417,008</u>	<u>\$ 489,238</u>	<u>\$ 310,618</u>
<b>ASSESSED VALUATION</b>			
Residential	\$ 1,133,170	\$ 1,466,810	\$ 1,505,820
State assessed	270	290	220
Vacant land	18,400	35,540	35,540
Personal property	27,010	77,440	70,020
Oil & Gas	61,500	73,530	9,600
	1,240,350	1,653,610	1,621,200
Certified Assessed Value	<u>\$ 1,240,350</u>	<u>\$ 1,653,610</u>	<u>\$ 1,621,200</u>
<b>MILL LEVY</b>			
Cap Pledge - 2051	11.133	12.648	12.744
Total mill levy	<u>11.133</u>	<u>12.648</u>	<u>12.744</u>
<b>PROPERTY TAXES</b>			
Cap Pledge - 2051	\$ 13,809	\$ 20,915	\$ 20,661
Levied property taxes	13,809	20,915	20,661
Refunds and abatements	53	47	-
Budgeted property taxes	<u>\$ 13,862</u>	<u>\$ 20,962</u>	<u>\$ 20,661</u>
<b>ASSESSED VALUATION</b>			
Residential	\$ 1,083,880	\$ 1,639,450	\$ 1,846,890
State assessed	740	730	430
Vacant land	241,160	254,770	254,770
Personal property	72,670	73,830	44,150
Oil & Gas	38,060	36,620	38,180
	1,436,510	2,005,400	2,184,420
Certified Assessed Value	<u>\$ 1,436,510</u>	<u>\$ 2,005,400</u>	<u>\$ 2,184,420</u>
<b>MILL LEVY</b>			
Cap Pledge - 2055	11.133	12.569	12.532
Total mill levy	<u>11.133</u>	<u>12.569</u>	<u>12.532</u>
<b>PROPERTY TAXES</b>			
Cap Pledge - 2055	\$ 15,993	\$ 25,206	\$ 27,375
Levied property taxes	15,993	25,206	27,375
Adjustments to actual/rounding	-	0.01	-
Budgeted property taxes	<u>\$ 15,993</u>	<u>\$ 25,206</u>	<u>\$ 27,375</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 417,008	\$ 489,238	\$ 310,618
Cap Pledge - 2051	13,862	20,962	20,661
Cap Pledge - 2055	15,993	25,206	27,375
	<u>\$ 446,863</u>	<u>\$ 535,406</u>	<u>\$ 358,654</u>

No assurance provided. See summary of significant assumptions.

**BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (26,336)	\$ (66,647)	\$ 3,506
REVENUES			
Property taxes	417,008	489,238	310,618
Property taxes - 2051	13,862	20,962	20,661
Property taxes - 2055	15,993	25,206	27,375
Specific ownership taxes	19,404	17,399	12,425
Specific ownership taxes - 2051	543	757	826
Specific ownership taxes - 2055	672	913	1,095
Interest Income	18,285	21,158	5,800
Other Revenue	-	5,998	-
Total revenues	485,767	581,631	378,800
TRANSFERS IN			
Total funds available	459,431	514,984	382,306
EXPENDITURES			
General and administrative			
Accounting	23,434	29,759	25,000
County Treasurer's Fee	6,703	8,122	5,385
Directors' fees	1,516	2,500	1,200
Dues and Membership	-	303	350
Insurance	4,284	3,270	4,000
District management	4,290	15,721	20,000
Legal	28,101	56,913	30,000
Miscellaneous	-	-	2,202
Payroll taxes	291	191	150
Election	40,741	68	10,000
Transfer to Authority - O&M	229,780	251,362	231,179
Transfer to Authority - Amenities	35,926	28,654	9,991
Transfer to Authority - Infrastructure	143,705	114,615	39,966
Fiber Optics Admin	7,307	-	-
Total expenditures	526,078	511,478	379,423
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	526,078	511,478	379,423
ENDING FUND BALANCES	\$ (66,647)	\$ 3,506	\$ 2,883
EMERGENCY RESERVE	\$ 2,300	\$ 3,506	\$ 2,883
AVAILABLE FOR OPERATIONS	(68,947)	-	-
TOTAL RESERVE	\$ (66,647)	\$ 3,506	\$ 2,883

No assurance provided. See summary of significant assumptions.

**BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2**  
**CAPITAL PROJECTS FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/31/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Bond issuance proceeds	-	-	4,000,000
Total revenues	-	-	4,000,000
Total funds available	-	-	4,000,000
EXPENDITURES			
Capital Projects			
Bond issue costs	-	-	300,000
Transfer to Authority			3,700,000
Total expenditures	-	-	4,000,000
Total expenditures and transfers out requiring appropriation	-	-	4,000,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**BEEBE DRAW FARMS METRO DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**SERVICES PROVIDED**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Weld County on April 12, 2011, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on January 27, 2012. The District's service area is located in Weld County, Colorado.

The District was established to provide financing for the acquisition, construction and installation of public improvements including, but not limited to, streets, sanitary sewer, storm sewer, drainage, water, and parks and trails, and to provide the operation and maintenance of these improvements.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material

The Districts are governed by an Amended and Restated Consolidated Service Plan for the Districts approved by the Weld County Board of County Commissioners (the "County") on March 16, 2011 (the "Service Plan"). As contemplated by the Service Plan, the Districts previously entered into that certain Beebe Draw Farms Authority Establishment Agreement By and Between Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2, effective April 12, 2011, whereby the Authority was established (the "Establishment Agreement").

The Districts previously entered into that certain First Amendment to Authority Establishment Agreement, effective December 11, 2012. At elections of the qualified electors of the Districts, duly called and held on May 2, 2023, in accordance with law and pursuant to due notice (the "May 2023 Election"), a majority of those qualified to vote and voting at such elections, voted as follows:

- a. Broadband Authorization Question. Electors in both Districts authorized their respective District to provide all services, and to provide, purchase, lease, construct, maintain, operate, and finance facilities permitted by Title 29, Article 27 of the Colorado Revised Statutes, described as "Advanced Services," Telecommunications Services," and "Cable Television Services," including any new and improved high bandwidth services (the "Broadband Extension Services").
- b. Multiple Fiscal Year IGA Mill Levy Question. Electors in both Districts approved a further amendment to the Establishment Agreement to authorize the Authority to provide Broadband Extension Services.
- c. Broadband Services – Additional O&M Mill Levy Applicable to Filing No. 1 of the Corrected First Filing Plat, Weld County, Colorado Recorded in the Real Property Records of Weld County on December 13, 1989 at

**BEEBE DRAW FARMS METRO DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**SERVICES PROVIDED (Continued)**

Reception Number 02200074. District No. 1 electors voted in favor of imposing an additional operations and maintenance mill levy of 3.300 mills (the “Additional O&M Mill Levy”) only until Two Hundred Thousand Dollars (\$200,000) has been funded from the Additional O&M Mill Levy to replenish up to One Hundred Thousand Dollars (\$100,000) each to the Authority’s Amenities Fund and Infrastructure Fund used for the payment of all or any part of the costs to provide Broadband Extension Services to Filing No. 1 of the Corrected First Filing Plat, Weld County, Colorado Recorded in the Real Property Records of Weld County on December 13, 1989 at Reception Number 02200074 (“Filing No. 1”). As indicated herein, it is the intent of the Districts and the Authority to seek and secure grants to fund the Broadband Extension Services to Filing No. 1.

- d. Broadband Extension Fees Applicable to Any Filing in the Districts’ Service Area Other Than Filing No. 1 of the Corrected First Filing Plat, Weld County, Colorado Recorded in the Real Property Records of Weld County on December 13, 1989 at Reception Number 02200074. The electors of each District voted in favor of increasing their respective Districts’ taxes by the imposition of a broadband extension fee or fees imposed in the amount of \$650,000 annually, or by such lesser amount necessary, to pay for the Broadband Extension Services in all future filings after Filing No. 1 (“Future Filings”) (the “Broadband Extension Fee”).

The District has no employees and all administrative functions are contracted.

**REVENUES**

**Property Taxes**

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**BEEBE DRAW FARMS METRO DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**REVENUES (Continued)**

**Property Taxes (Continued)**

For tax collection year 2011 and each year thereafter, District No. 2 transfers 100% of all revenues from the Development Fees (if any) (as defined in the AEA) into the Infrastructure Account and 80% of all revenues from the District No. 2 Required Mill Levy and Specific Ownership Tax Revenues into the Authority Infrastructure Account. Also for tax collection year 2011 and each year thereafter, District No. 2 transfers 20% of all revenues from the District No. 2 Required Mill Levy and Specific Ownership Tax Revenues into the Authority Amenity Account. Upon consent of both District No. 1 and District No. 2, the 80%/20% split described above may be adjusted upward or downward in any given year.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233 and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 4% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest rates.



**BEEBE DRAW FARMS METRO DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Bond Issuance**

The District anticipates issuing general obligation bonds. Bond proceeds will be used to pay infrastructure costs in the Authority, bond issue costs and capitalized interest. Significant terms of the bond issuance will be determined at the time of issuance.

**EXPENDITURES**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Transfer to Other Districts**

Pursuant to an Intergovernmental Agreement between Beebe Draw Farms Authority and the District; the District is obligated to impose a mill levy, not to exceed 50.000 mills, subject to certain adjustments, and remit property taxes derived from such mill levy, together with specific ownership taxes applicable to property within the District, after deducting administrative expenditures, to the Operating District

The District anticipates transferring bond proceeds to Beebe Draw Farms Authority to pay for capital expenditures. Formal agreements outlining these obligations will be provided at the time of bond issuance.

**DEBT AND LEASES**

The District has no outstanding debt, nor any operating or capital leases.

**RESERVES**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying forecasted budget.**