Beebe Draw Farms Authority
Summary of Proposed 2014 Budget Items

a) These numbers are subject to change based on the final assessed valuation calculation and any additional changes that are made to the budget before it is filed with the State.
b) The legal expense was allocated on an 80/20 split between general counsel and legal services related to oil and gas.
c) Estimating an increase in Project Management if the Authority decides to keep the current level of service with Mr. Cordova overseeing DeWayne.
d) This includes a CPI increase of 2.8% as per the Denver-Boulder-Greeley CPI.
e) Calculated the seasonal help as 20 hours per week for 6 months at $15 per hour.
f) The $5,000 coded to Capital Projects relates to additional log staining that needs to be done.
g) The $5,000 coded to Capital Projects relates to the purchase of pool furniture that was not done in 2013 as planned.
h) The pool tile is expected to be purchased in 2013 ($2,200) and the labor will be performed in 2014.
i) The $6,000 in Capital Projects relates to the purchase of new trees; approximately 10 new trees at $600 per tree.
j) This number is subject to change based on review of the landscape maintenance proposals that will be presented in November.
k) A full range of rodent control that is to be performed every two years.
l) The increase in weed and insect control relates to the Authority performing a higher level of weed control in a sample area to see how it performs with the possibility of an increase in weed control in future years.
m) All BioTree sprays on the trees will be coded to this new account.
n) The $105,000 relates to the chip seal project that is scheduled for 2014.
o) The $7,500 in Discretionary funds relates to the remaining portion of the Menjivar Tree contract to remove dead trees around Lake Christina.
p) $7,500 of the overage relates to the Discretionary funds for the tree removal; the total O&M overage is estimated to be $3,667.

Prepared by: DIV
Date: 10/2/2013
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BEEBE DRAW FARMS AUTHORITY

GENERAL FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Capital Projects **	2014 Proposed Discretionary Fund **	2014 Proposed O&M Reserve Fund **	2014 Proposed O&M Budget	
150100	**BEGINNING FUND BALANCE**	345,000	390,560	382,260	390,560	204,001	43,769	230,000	-	
	REVENUE									
151000	Property Taxes	-	-	-	-	-	-	-	-	
151500	Specific Ownership Taxes	-	-	-	-	-	-	-	-	
152500	Fishing Permits	-	10	50	10	-	-	-	-	
153000	Developer Rent	1,356	1,383	1,400	1,383	-	-	-	1,400	
153400	Lake Christina Rental Fee	-	-	-	-	-	-	-	-	
153500	Pool Fees	4,620	4,095	4,600	4,095	-	-	-	4,600	
154000	RV Parking Fees	820	1,130	800	1,200	-	-	-	800	
154500	Tap Fees	-	-	-	-	-	-	-	-	
156000	Interest	1,164	534	1,000	600	-	-	-	500	
156510	O&M Reserve Fund	-	-	-	-	-	-	-	-	
156512	Discretionary Fund	-	-	-	-	-	-	-	-	
156514	Cap. Rep. & Repl. Res. Fund	-	-	-	-	-	-	-	-	
157500	Other Income	2,398	113	-	150	-	-	-	-	
157510	Oil and Gas Other Revenue	10,941	1,992	-	2,000	-	-	-	-	
158004	Exclusion Cost Reimbursements	-	-	-	-	-	-	-	-	
159500	Transfer From Dist. No. 1	63,122	91,502	91,502	91,502	-	-	-	87,756	a
159502	Transfer from District 2	354,893	350,588	350,588	350,588	-	-	-	348,947	a
159505	Trans. for O&M	-	-	-	-	-	-	-	-	
159510	Cons. Trust Transfer	-	-	-	-	-	-	-	-	
159520	Transfer from Infrastructure	-	-	-	-	-	-	-	-	
159530	Transfer from Amenities	-	30,000	-	30,000	-	-	-	-	
159700	Loan Repayment	-	-	-	-	-	-	-	-	
	CY accruals for fund balance reservations	-	-	-	-	45,897	20,796	-	-	
	Total Revenue	439,314	481,346	449,940	481,528	45,897	20,796	-	444,003	
	Total Funds Available	784,314	871,907	832,200	872,088	249,898	64,565	230,000	444,003	

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BEEBE DRAW FARMS AUTHORITY

GENERAL FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Capital Projects **	2014 Proposed Discretionary Fund **	2014 Proposed O&M Reserve Fund **	2014 Proposed O&M Budget	
	EXPENDITURES									
	O&M - General and Administrative									
161000	Treasurer's Fee	-	-	-	-	-	-	-	-	
161400	Accounting	26,607	15,251	25,000	25,000	-	-	-	25,000	
161500	Audit Fees	5,925	7,263	8,500	7,263	-	-	-	8,500	
161700	BMW Association	-	-	-	-				-	
162000	Director's Fees	4,400	2,800	4,800	4,800	-	-	-	4,800	
162500	Payroll Taxes	4,658	3,150	3,718	3,718	-	-	-	3,811	
163500	Election Costs	-	-	-	-	-	-	-	-	
164800	Miscellaneous	14,521	7,319	10,000	10,000	-	-	-	10,000	
165200	Treasurer's Fee	-	-	-	-	-	-	-	-	
166400	Records Storage	-	-	-	-	-	-	-	-	
167000	Insurance and Bonds	12,246	12,539	13,100	12,539	-	-	-	13,200	
167200	Reserve Analysis	-	-	1,500	-	-	-	-	1,500	
167500	Legal Services	33,515	17,832	40,000	40,000	-	-	-	33,600	b
167510	Legal services - Oil and gas	6,343	3,374	2,000	5,000	-	-	-	8,400	b
167900	Statutory Compliance	25	63	-	63	-	-	-	-	
168000	Management	43,474	30,355	40,000	45,500	-	-	-	45,000	
168010	Facilities Management	-	700	12,000	1,000	-	-	-	-	
168020	Project Management	10,028	15,450	7,000	23,200	-	-	-	20,000	c
168030	Property Manager	43,347	29,278	43,800	43,800	-	-	-	45,020	d
New Acct	Seasonal Help	-	-	-	-	-	-	-	7,200	e
168100	Engineering	830	16,530	-	27,000	-	-	-	7,000	
168300	Master Planning	-	-	-	-	-	-	-	-	
168600	Accounting	-	-	-	-	-	-	-	-	
168605	Directors Fees	-	-	-	-	-	-	-	-	
168607	Payroll Taxes	-	-	-	-	-	-	-	-	
168610	Audit	-	-	-	-	-	-	-	-	
168615	Legal	-	-	-	-	-	-	-	-	
168617	Elections	-	-	-	-	-	-	-	-	
168620	Miscellaneous	-	-	-	-	-	-	-	-	
168625	Insurance and Bonds	-	-	-	-	-	-	-	-	
	Total General and Administrative	205,917	161,901	211,418	248,883	-	-	-	233,031	

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BEEBE DRAW FARMS AUTHORITY

GENERAL FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Capital Projects **	2014 Proposed Discretionary Fund **	2014 Proposed O&M Reserve Fund **	2014 Proposed O&M Budget	
	O&M - Physical Facilities									
171100	Community Center/Gatehouse	7,921	3,957	7,000	7,000	5,000	-	-	7,000	f
171200	Equestrian Facility	745	1,776	1,000	2,000	-	-	-	3,000	
171300	Ground Lease	2,500	2,500	2,500	2,500	-	-	-	2,500	
171400	Nature Preserve	-	-	1,000	500	-	-	-	1,000	
171500	RV Storage	-	-	1,000	500	-	-	-	1,000	
171700	Sport Court	-	-	1,500	500	-	-	-	1,500	
171900	Utilities	21,922	17,123	21,300	23,000	-	-	-	23,000	
173200	Equestrian Center	13	-	-	-	-	-	-	-	
173300	Engineering/Planning	-	-	-	-	-	-	-	-	
173400	Other	-	-	-	-	-	-	-	-	
	Total Physical Facilities	33,100	25,356	35,300	36,000	5,000	-	-	39,000	
	O&M - Aquatic Facilities									
172200	Community Pool	14,965	9,554	19,500	15,000	5,000	-	-	19,500	g
172300	Floating Docks	-	-	2,000	2,000	-	-	-	5,000	
154600	Reservoir Lease Rev.	(36,817)	(37,602)	(37,710)	(37,602)	-	-	-	(38,520)	
168400	Reservoir Lease	40,908	41,780	41,900	41,780	-	-	-	42,800	
172400	Lake Christina/Fish Stocking	12,400	-	9,500	9,500	-	-	-	9,500	
172500	Marina	-	-	500	500	-	-	-	500	
172600	ADA Lift	-	-	-	-	-	-	-	-	
172700	Pool and tile repair	-	-	7,000	2,200	-	-	-	7,800	h
New Acct	Fish habitat enhancement	-	-	-	-	-	-	-	2,000	
	Total Aquatic Facilities	31,455	13,732	42,690	33,378	5,000	-	-	48,580	

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BEEBE DRAW FARMS AUTHORITY

GENERAL FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Capital Projects **	2014 Proposed Discretionary Fund **	2014 Proposed O&M Reserve Fund **	2014 Proposed O&M Budget	
	O&M - Parks and Open Space									
173500	Park/Recreation Facilities	15	24	-	24	-	-	-	-	
173510	Landscaping Improvements	-	-	-	-	6,000	-	-	-	i
173520	Lake Christina Nature Preserve	-	-	-		-	-	-	-	
173530	Community Events	-	-	-	-	-	-	-	-	
173600	Reservoir/Marina	245	-	250	250	-	-	-	1,000	
173700	Signage	270	150	500	500	-	-	-	500	
173800	Walking/Riding Paths	-	-	-	-	-	-	-	-	
174610	Play Equipment	-	-	1,000	1,000	-	-	-	1,000	
174700	Cross Country Riding Course	-	-	1,000	1,000	-	-	-	1,000	
174800	Landscape Maintenance	16,558	18,164	18,500	21,000	-	-	-	18,500	j
174810	Supplemental mowing	-	3,565	2,500	3,600	-	-	-	5,000	
174900	Mosquito Control	10,650	8,875	10,000	10,000	-	-	-	10,000	
175000	Multi-Purpose Field	-	-	-	-	-	-	-	-	
175100	Open Space Maintenance	-	-	1,000	1,000	-	-	-	1,000	
175300	Rodent Control	24,276	-	14,000	2,200	-	-	-	24,000	k
175400	Weed Control & Insect Control	4,808	7,170	7,200	7,200	-	-	-	14,000	l
175410	Weed Control - In house	-	-	1,000	1,000	-	-	-	-	
	Tree Maintenance	-	-	-					9,500	m
	Total Parks and Open Space	56,821	37,948	56,950	48,774	6,000	-	-	85,500	
	O&M - Roads, Trails and Ditches									
176100	Footbridges	-	-	250	250	-	-	-	250	
176200	Riding/Walking Trails	-	-	500	500	-	-	-	500	
176210	Nature Trail at Lake Christina	-	-	5,000	6,000	-	-	-	5,000	
176300	Road Maintenance - Dirt	-	-	500	500	-	-	-	500	
176400	Road Maintenance - Paved	17,689	-	8,000	8,000	105,000	-	-	8,000	n
176800	Infrastructure	-	-	-	-	-	-	-	-	
177000	Engineering/Planning	-	-	-	-	-	-	-	-	
177200	Signage	-	55	200	200	-	-	-	200	
177400	Water Shares Purchase	-	-	-	-	-	-	-	-	
177500	Master Planning	-	-	-	-	-	-	-	-	
177600	Landscape Improvements	-	-	-	-	-	-	-	-	
177800	Lake Christina Nature Pres.	-	-	-	-	-	-	-	-	
177900	Recreation Facilities	-	-	-	-	-	-	-	-	
	Total Roads, Trails and Ditches	17,689	55	14,450	15,450	105,000	-	-	14,450	

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BEEBE DRAW FARMS AUTHORITY

GENERAL FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Capital Projects **	2014 Proposed Discretionary Fund **	2014 Proposed O&M Reserve Fund **	2014 Proposed O&M Budget
	O&M - Other Expenses								
166000	Other Repairs/Maintenance	5,836	2,331	5,000	5,000	-	-	-	5,000
166200	Public Relations / Community Events	-	-	2,500	-	-	-	-	2,500
166900	Vehicle/Equipment	10,994	2,378	3,000	3,000	-	-	-	3,000
169000	Capital Repl. and Res.	8,814	-	-	-	-	-	-	-
169100	Discretionary Funds	9,150	-	-	7,500	-	-	-	- o
	Capital Replacement and Reserve Contingency	-	-	25,000	-	25,000	-	-	-
	Discretionary Fund Contingency	-	-	42,969	-	-	64,065	-	-
	Total Other Expenses	34,794	4,709	78,469	15,500	25,000	64,065	-	10,500
	Total O&M Expenditures	379,777	243,702	439,277	397,985	146,000	64,065	-	431,061
179010	Transfer to Infrastructure fund - year-end surplus	11,182	-	-	-	-	-	-	-
179020	Transfer to Amenities fund - year-end surplus	2,795	-	-	-	-	-	-	-
169800	Emergency Reserve	-	-	10,989	-	-	-	-	12,932
	Other Transfers & Expenditures	13,977	-	10,989	-	-	-	-	12,932
	Total Expenditures Requiring Appropriation	393,754	243,702	450,266	397,985	146,000	64,065	-	443,993
	O&M Reserve Fund - Restricted	-	-	200,000	230,000	-	-	-	-
	Capital Repair & Replacement Reserve Fund - Restricted	-	-	174,009	204,001	-	-	-	-
	Discretionary Fund - Restricted	-	-	-	51,269	-	-	-	-
	Undesignated	-	-	7,925	-	-	-	-	10
	ENDING FUND BALANCE	390,560	628,204	381,934	(11,167)	103,898	500	230,000	10 p

** - See attached Fund Balance analysis for details relating to beginning and ending estimated balances.

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BEEBE DRAW FARMS AUTHORITY

INFRASTRUCTURE PROJECTS FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

		2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Budget
350100	**BEGINNING FUND BALANCE**	1,673,451	2,917,075	2,825,081	2,917,075	4,521,542
	REVENUE					
356000	Interest	5,446	4,875	4,000	4,500	4,000
New Acct	Water Tap Fees	-	-	-	-	30,000
357500	Other Income	-	-	-	-	-
359600	Transfer from General Fund	11,182	-	-	-	-
359610	Transfer from Dist. No. 1	136,065	-	274,209	-	139,296
359620	Transfer from Dist. No. 2	1,159,044	1,652,981	1,434,639	1,652,981	895,565
	Total Revenue	1,311,737	1,657,857	1,712,848	1,657,481	1,068,861
	Total Funds Available	2,985,187	4,574,932	4,537,929	4,574,556	5,590,404
	EXPENDITURES					
376800	Infrastructure	-	25	300,000	25	1,080,000
377000	Engineering/Planning	9,801	10,116	75,000	12,000	100,000
377100	Monumentation	58,311	-	-	-	-
377200	Street Signage	-	-	-	-	6,000
377400	Water Shares Purchase	-	-	-	-	-
377500	Equestrian Center	-	-	-	-	-
378000	Amenities Reserve	-	-	-	-	-
379000	Transfer to General Fund	-	40,989	-	40,989	-
379500	Contingency	-	-	4,162,929	-	4,404,404
	Total Infrastructure	68,112	51,130	4,537,929	53,014	5,590,404
	Total Expenditures Requiring Appropriation	68,112	51,130	4,537,929	53,014	5,590,404
	ENDING FUND BALANCE	2,917,075	4,523,802	-	4,521,542	-

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BEEBE DRAW FARMS AUTHORITY

AMENITIES PROJECT FUND
2014 PROPOSED BUDGET
with 2012 Actual, 2013 Adopted and 2013 Estimated

	2012 Actual	01/13-09/13 YTD Actual	2013 Adopted Budget	2013 Estimated	2014 Proposed Budget
450100 **BEGINNING FUND BALANCE**	472,921	782,066	759,219	782,066	1,088,264
REVENUE					
456000 Interest	1,460	1,290	1,200	1,200	1,200
457500 Other Income	-	-	-	-	-
459600 Transfer from General Fund	2,795	-	-	-	-
459610 Transfer from Dist. No. 1	34,016	-	68,552	-	34,824
459620 Transfer from Dist. No. 2	289,761	413,245	358,660	413,245	223,891
459630 Trans. From Dist. 2 - Amen.	-	-	-	-	-
Total Revenue	328,032	414,535	428,412	414,445	259,915
Total Funds Available	800,953	1,196,601	1,187,631	1,196,511	1,348,179
EXPENDITURES					
472000 Parking Lot Lighting	-	-	-	-	-
472100 Community Center Expansion	-	-	-	-	-
472110 Community Center-Land	-	-	-	60,000	-
472120 Community Center-Legal	-	-	-	3,000	-
472130 Community Center-Architecture	-	-	-	-	
472140 Community Center-Engineering	-	-	-	-	
473200 Equestrian Center	-	-	-	-	-
473500 Maintenance Facility Construction	-	-	-	-	-
473510 Maintenance Facility - Land	-	-	-	-	15,000
473520 Maintenance Facility - Legal	-	-	-	-	15,000
473530 Maintenance Facility - Engineering	-	-	-	-	5,000
473540 Maintenance Facility - Architecture	-	-	-	-	5,000
473700 Monumentation	14,578	-	-	-	-
474000 Planned Amenities	4,310	3,901	-	5,000	-
474010 Equipment purchase	-	-	-	-	-
479000 Transfer to General Fund	-	40,247	-	40,247	-
479500 Contingency	-	-	1,187,631	-	1,308,179
Total Amenities	18,887	44,148	1,187,631	108,247	1,348,179
Total Expenditures	18,887	44,148	1,187,631	108,247	1,348,179
Total Expenditures Requiring Appropriation	18,887	44,148	1,187,631	108,247	1,348,179
ENDING FUND BALANCE	782,066	1,152,453	-	1,088,264	-

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Beebe Draw Authority
Revenue Allocation
Projected 2014 Budget

	For 2014 Budget	
District No. 1		
Total Available	261,876	
District No. 2		
Total Available	1,468,403	
Grand Total	1,730,279	
Total O&M Expenditures requiring appropriation	443,993	
Less: Other anticipated revenue	(7,300)	
Total O&M Expenditures requiring funding	436,693	
O&M Available Funds		
District 1 portion to cover O&M	87,756	10.692 mills
District 2 portion to cover O&M	348,947	10.692 mills
Net O&M Expenditures	436,703	
District 1 available funds	174,120	
District 2 available funds	1,119,456	
District 2 - Infrastructure funds - repayment of debt service	-	
Total Available for Distribution	1,293,576	
District 1 - infrastructure contribution	139,296	
District 2 - infrastructure contribution	895,565	
District 2 - repayment of loan advance from District 1	-	
Infrastructure Distribution	1,034,861	
District 1 - amenities contribution	34,824	
District 2 - amenities contribution	223,891	
Amenities Distribution	258,715	
	-	

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CAPITAL RESERVE AND REPLACEMENT ANALYSIS
BEEBE DRAW FARMS METROPOLITAN DISTRICTS
The Authority

NOTE: This document was provided by Director Christine Hethcock during the 2012 budget process; it details how much the District should reserve

	Road Reserve Fund	Other Reserve Fund	
BEGINNING FUNDS AVAILABLE	125,000.00	-	Trf frm D#2 Reserve Fund during Compliance Period
O & M - Physical facilities			
Equestrian facility	-	500.00	Paint BBQ, Shelter maint.
Ground Lease for arenas	-	-	
Nature preserve	-	3,112.58	Facilities R & R per RS Wells Schedule
Sport court	-	1,673.56	Every 5 year patching & surfacing
Community center/gatehouse	-	1,195.39	Every 5 year capital R&R
RV Storage	-	500.00	Regrade/R&R every 5 yrs
Subtotal Physical Facilities	-	6,981.53	
O & M -Aquatic features			
Milton Res. Lease with FRICO	-	-	
Floating docks	-	1,254.53	Replace every 10 yrs
Lake Christina (fish stocking/maint)	-	1,838.86	Dredge every 5 yrs
Marina	-	4,975.19	Dredging & R &R
Community pool	-	3,472.22	Resurface every 5 yrs & R &R
Subtotal Aquatic features	-	11,540.81	
O & M - Parks and Open space			
Multi purpose field	-	-	
General Landscape maintenance	-	-	
Play equipment	-	4,390.86	Replace Equip every 10 yrs
Open space maintenance	-	-	
Mosquito control	-	-	
Weed Control	-	-	
Rodent control	-	-	
Cross country riding course	-	500.00	R & R every 5 yrs jumps
Subtotal Parks & Open Space	-	4,890.86	
O & M - Roads, trails and ditches			
Riding and walking trails	-	1,666.67	Every 3 yr. resurface nature trail
Road Maintenance- Paved R&R	17,066.67		$256K every 15 yrs
Road maintenance - Dirt	-	-	Prop Mngr maintains
Footbridges	-	377.53	Every 5 yrs replace
Subtotal Roads, Trails, & Ditches	17,066.67	2,044.19	
O & M - Other current expenses			
Other repairs/maintenance			
Vehicle/tractors/mowers	-	2,500.00	R & R equipment
Public Relations			
Subtotal Other O & M	-	2,500.00	
Total Operations & Maintenance (O & M)	**17,066.67**	**27,957.39**	45,024 Yearly reserve funding

Notes: Road Reserves are based on Empire Management Study dated 8/9/10
Other reserves are based on analysis prepared by RS Wells amended to include only infrastructure and amenities in place today. As infrastructure & amenities are added, their impact will be added to the Capital Reserves. The AEA has agreed to add $200/lot/year to the Road reserves as lots are fully developed. The impact of new amenities will be determined as part of the process of evaluating amenities to be built. The base default budget and the Capital Reserve and Replacement budgets will be increased as new infrastructure or amenities are added plus a CPI adjustment

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