



Certified Public Accountants and Business Consultants

### Accountant's Compilation Report

Board of Directors  
Beebe Draw Farms Authority  
Weld County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures and fund balances of Beebe Draw Farms Authority for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, the actual comparative information for the year ending December 31, 2016, and the adopted budget for the year ending December 31, 2017 in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the Budget Message included in the budget submission to the State of Colorado which describes that the budgetary basis of accounting is the modified accrual basis in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Beebe Draw Farms Authority.

*Barnes Griggs & Associates, PC*

Lakewood, Colorado  
January 19, 2018

---

Barnes Griggs & Associates, PC

**BEEBE DRAW FARMS AUTHORITY**  
**GENERAL FUND**  
**2018 Adopted Budget**  
**with 2016 Actual, 2017 Adopted Budget, 2017 Estimated**

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 475,490	\$ 528,892	\$ 570,350	\$ 601,447
<b>REVENUE</b>				
Fishing Permits	-	-	100	200
Developer Rent	1,518	1,536	1,536	1,579
Pool Fees	4,810	4,600	6,520	6,500
RV Parking Fees	4,200	4,250	5,010	6,000
Reservoir Lease Rev.	43,254	-	-	-
Interest	503	500	500	500
Other Income	4,431	-	-	-
Oil and Gas Other Revenue	-	-	1,000	-
REI-CAA	-	7,020	7,020	7,020
Transfer From Dist. No. 1	65,810	81,998	69,538	106,177
Transfer from District 2	420,399	368,106	259,534	304,886
Transfer from Amenities	-	-	60,000	-
<b>Total Revenue</b>	544,925	468,010	410,758	432,862
<b>Total Funds Available</b>	1,020,415	996,902	981,108	1,034,309
<b>EXPENDITURES</b>				
<b>O&amp;M - General and Administrative</b>				
Accounting	32,536	25,000	30,000	30,000
Audit Fees	6,430	6,400	6,400	6,000
Director's Fees	4,702	2,400	2,400	2,400
Payroll Taxes	9,306	5,210	5,210	5,084
Miscellaneous	9,273	5,000	8,000	8,000
Insurance and Bonds	15,788	15,100	15,860	16,000
Reserve Analysis	-	-	-	10,000
Legal Services	52,599	22,000	55,000	27,000
Legal services - Oil and gas	-	2,000	2,000	2,000
Management	33,155	22,000	27,000	27,000
Project Management	4,959	4,500	2,000	2,000
Seasonal Help	3,537	4,000	4,000	-
Property Mgmt Wages	39,856	45,000	45,000	45,000
Admin staff wages	5,298	14,040	14,040	14,040
Engineering/Reserve Study	1,966	-	1,759	-
<b>Total General and Administrative</b>	219,406	172,650	218,669	194,524

This financial information should be read only in connection with the accompanying accountant's compilation report and budget message.

**BEEBE DRAW FARMS AUTHORITY**  
**GENERAL FUND**  
**2018 Adopted Budget**  
**with 2016 Actual, 2017 Adopted Budget, 2017 Estimated**

<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
------------------------	--------------------------------	---------------------------	--------------------------------

**O&M - Physical Facilities**

Community Center/Gatehouse	5,219	5,000	5,000	5,000
Equestrian Facility	109	750	500	750
Ground Lease	2,575	2,650	2,650	2,725
Nature Preserve	-	1,000	-	1,000
RV Storage	-	500	500	500
Sport Court	76	1,500	-	1,500
Utilities	17,545	24,000	24,000	24,000
<b>Total Physical Facilities</b>	<b>25,524</b>	<b>35,400</b>	<b>32,650</b>	<b>35,475</b>

**O&M - Aquatic Facilities**

Community Pool	27,045	22,000	22,000	17,000
Reservoir Lease	47,721	-	20,000	-
Lake Christina/Fish Stocking	7,500	10,000	10,000	10,000
Reservoir/Marina	700	500	700	-
Pool and tile repair	-	-	300	3,000
Lake Christina Mntc/Habitat	10,432	5,000	1,000	7,000
<b>Total Aquatic Facilities</b>	<b>93,398</b>	<b>37,500</b>	<b>54,000</b>	<b>37,000</b>

**O&M - Parks and Open Space**

Park/Recreation Facilities	-	1,000	-	1,000
Landscaping Improvements	2,935	5,000	-	5,000
Signage	418	500	1,000	1,000
Play Equipment	-	2,500	50	2,500
Landscape Maintenance	16,548	21,000	18,500	9,250
Mosquito Control	11,725	11,725	3,908	-
Open Space Maintenance	-	1,000	-	-
Rodent Control	1,056	6,500	-	6,500
Weed and Insect Control	167	500	-	-
Tree Maintenance	8,740	9,500	9,500	9,500
<b>Total Parks and Open Space</b>	<b>41,589</b>	<b>59,225</b>	<b>32,958</b>	<b>34,750</b>

**O&M - Roads, Trails and Ditches**

Riding/Walking Trails	-	-	-	1,000
Nature Trail at Lake Christina	-	4,000	-	4,000
Road Maintenance - Dirt	-	500	-	500
Road Maintenance - Paved	8,000	8,000	500	8,000
<b>Total Roads, Trails and Ditches</b>	<b>8,000</b>	<b>12,500</b>	<b>500</b>	<b>13,500</b>

**BEEBE DRAW FARMS AUTHORITY**  
**GENERAL FUND**  
**2018 Adopted Budget**  
with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

2016 Actual	2017 Adopted Budget	2017 Estimated	2018 Adopted Budget
----------------	------------------------	-------------------	------------------------

**O&M - Other Expenses**

Other Repairs/Maintenance	11,356	10,000	10,000	10,000
Vehicle/Equipment	12,970	8,000	4,000	8,000
Capital Repl. and Res.	37,822	-	13,315	12,000
Capital R&R Contingency	-	25,000	-	25,000
Discretionary Fund Contingency	-	102,166	-	-

<b>Total Other Expenses</b>	62,147	145,166	27,315	55,000
-----------------------------	--------	---------	--------	--------

<b>Total O&amp;M Expenditures</b>	450,065	462,441	366,092	370,249
-----------------------------------	---------	---------	---------	---------

**Other Transfers & Expenditures**

Emergency Reserve	-	14,040	13,569	14,302
-------------------	---	--------	--------	--------

<b>Total Other Transfers &amp; Expenditures</b>	-	14,040	13,569	14,302
---	---	--------	--------	--------

<b>Total Expenditures Requiring Appropriation</b>	450,065	476,481	379,661	384,551
---	---------	---------	---------	---------

<b>O&amp;M Reserve Fund - Restricted</b>	-	-	350,000	350,000
<b>Capital Repair &amp; Replacement Reserve Fund -</b>	-	-	149,282	174,626
<b>Discretionary Fund - Restricted</b>	-	-	102,166	125,132

<b>ENDING FUND BALANCE</b>	\$ 570,350	\$ 520,421	\$ 601,447	\$ 649,758
----------------------------	------------	------------	------------	------------

**BEEBE DRAW FARMS AUTHORITY**  
**INFRASTRUCTURE PROJECTS FUND**  
**2018 Adopted Budget**  
**with 2016 Actual, 2017 Adopted Budget, 2017 Estimated**

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 5,239,510	\$ 5,499,803	\$ 6,152,706	\$ 6,320,279
<b>REVENUE</b>				
Interest	5,640	5,000	5,662	5,000
Water Tap Fees	184,000	270,000	171,000	300,000
Transfer from Dist. No. 1	88,743	-	-	-
Transfer from Dist. No. 2	722,025	929	76,481	35,109
Transfer from Dist. No. 2 (2051)	-	-	-	5,443
Transfer from Dist. No. 2 (2055)	-	-	-	3,525
<b>Total Revenue</b>	1,000,408	275,929	253,143	349,077
<b>Total Funds Available</b>	6,239,917	5,775,732	6,405,849	6,669,356
<b>EXPENDITURES</b>				
Infrastructure Legal Expense	-	-	70	-
Infrastructure	345	1,600,000	500	1,600,000
Engineering/Planning	86,867	200,000	85,000	100,000
Contingency	-	3,975,732	-	4,969,356
<b>Total Infrastructure</b>	87,212	5,775,732	85,570	6,669,356
<b>Total Expenditures Requiring Appropriation</b>	87,212	5,775,732	85,570	6,669,356
<b>ENDING FUND BALANCE</b>	\$ 6,152,706	\$ -	\$ 6,320,279	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and budget message.

**BEEBE DRAW FARMS AUTHORITY**  
**AMENITIES PROJECT FUND**  
**2018 Adopted Budget**  
**with 2016 Actual, 2017 Adopted Budget, 2017 Estimated**

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 1,418,017	\$ 678,323	\$ 699,134	\$ 658,900
<b>REVENUE</b>				
Interest	1,076	1,000	645	1,000
Transfer from Dist. No. 1	22,186	-	-	-
Transfer from Dist. No. 2	180,506	233	19,120	8,777
Transfer from District 2 (2051)	-	-	-	1,361
Transfer from District 2 (2055)	-	-	-	881
<b>Total Revenue</b>	210,640	1,233	19,765	12,019
<b>Total Funds Available</b>	1,628,657	679,556	718,900	670,919
<b>EXPENDITURES</b>				
Community Center-Legal	1,388	-	-	-
Maintenance Facility Construction	921,683	-	-	-
Maintenance Facility - Legal	1,265	-	-	-
Maintenance Facility - Engineering	1,244	-	-	-
Maintenance Facility - Architecture	3,943	-	-	-
Transfer to General Fund	-	30,000	60,000	-
Total Amenities	929,522	30,000	60,000	-
<b>Total Expenditures</b>	929,522	30,000	60,000	-
<b>Total Expenditures Requiring Appropriation</b>	929,522	30,000	60,000	-
<b>ENDING FUND BALANCE</b>	\$ 699,134	\$ 649,556	\$ 658,900	\$ 670,919

This financial information should be read only in connection with the accompanying accountant's compilation report and budget message.

# **BEEBE DRAW FARMS AUTHORITY**

## **2018 Budget Message**

### **Introduction**

Beebe Draw Farms Authority (the “Authority”) was formed in 2011 for the purpose of providing operations services, infrastructure and amenities financing and construction, in cooperation with the Beebe Draw Farms Metropolitan District No. 1 (“District No. 1”) and Beebe Draw Farms Metropolitan District No. 2 (“District No. 2”).

The 2018 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2018 fiscal year based on available revenues. This budget provides for the general operation of the Authority.

The Authority has no assessed valuation. It supports its operations with revenues transferred to the Authority under the Authority Establishment Agreement (“AEA”) among the Authority, District No. 1 and District No. 2.

### **Budgetary Basis of Accounting**

The Authority uses Funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total Authority budget. The Authority’s General Fund is considered a Governmental Fund and is reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### **Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government. The Authority receives revenues from a Required O&M Mill Levy from District No. 1 and District No. 2, less direct administrative costs of each district, as outlined in the AEA. Expenditures of the Authority include administration, legal services, operations and maintenance of current facilities, and other expenses related to statutory operations of a local government.

The **Infrastructure Fund** is used to account for improvements to roads and water projects to be financed and constructed by the Authority. The Authority has entered into Capital Pledge Agreements with District No. 1 and District No. 2, whereby each district agrees to transfer property taxes and specific ownership taxes to the Infrastructure Fund, with the Fund receiving 80% of those revenues.

The **Amenities Fund** is used to account for improvements to park and recreation facilities; including community parks, bike paths, pedestrian ways, fencing, trails,

regional trails, fields, open space, cultural activities, common areas, community recreation centers, tennis courts, outdoor lighting, event facilities, lakes, water bodies, swimming pools, public fountains, sculpture art, gardens, passive and active recreation facilities. Improvements include all necessary incidental and appurtenant facilities, equipment, land, easements and extensions of and improvements to such facilities, but not limited to, landscaping improvements. The Authority has entered into Capital Pledge Agreements with District No. 1 and District No. 2, whereby each district agrees to transfer property taxes and specific ownership taxes to the Amenities Fund, with the Fund receiving 20% of those revenues.

**Emergency Reserve**

As required by Section 20 of Article X of the Colorado Constitution, the Authority has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.