

RESOLUTION NO. 2016 - 11 - 02

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BEEBE DRAW FARMS AUTHORITY
TO ADOPT THE 2017 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Beebe Draw Farms Authority ("Authority") has appointed the Authority Accountant to prepare and submit a proposed 2017 budget to the Board at the proper time; and

WHEREAS, the Authority Accountant has submitted a proposed budget to this Board on or before October 15, 2016, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 8, 2016, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the Authority; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the Authority has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Beebe Draw Farms Authority:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Beebe Draw Farms Authority for the 2017 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the Authority to all appropriate agencies and is made a part of the public records of the Authority.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 8th day of November, 2016.



Secretary

(SEAL)

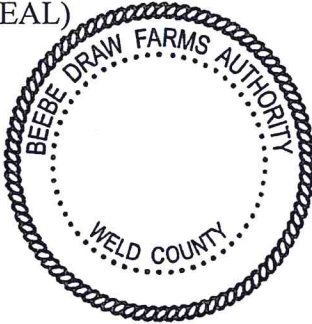


EXHIBIT A
(Budget)

BEEBE DRAW FARMS AUTHORITY

2017 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 2017 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2017 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.

BEEBE DRAW FARMS AUTHORITY

GENERAL FUND 2017 Adopted Budget with 2015 Actual, 2016 Adopted Budget, 2016 Estimated

	2015 Actual	2016 Adopted Budget	2016 Estimated	2017 Adopted Budget
BEGINNING FUND BALANCE	493,149	472,955	475,490	528,892
REVENUE				
Fishing Permits	10	10	-	-
Developer Rent	1,501	1,543	1,518	1,536
Lake Christina Rental Fee	-	-	-	-
Pool Fees	4,125	4,000	4,600	4,600
RV Parking Fees	1,870	2,000	4,250	4,250
Community Center Rental Fee	-	-	-	-
Tap Fees	-	-	-	-
Reservoir Lease Rev.	39,666	40,765	40,204	-
Interest	543	500	523	500
Other Income	4,182	5,000	-	-
Oil and Gas Other Revenue	604	500	-	-
Exclusion Cost Reimbursements	-	-	-	-
Transfer From Dist. No. 1	-	81,448	81,448	81,998
Transfer from District 2	-	420,399	420,399	368,106
Trans. for O&M	487,692	-	-	-
Cons. Trust Transfer	-	-	-	-
Transfer from Infrastructure	-	-	-	-
Transfer from Amenities	30,000	30,000	30,000	-
Loan Repayment	-	-	-	-
REI-CAA	-	-	7,020	7,020
Total Revenue	570,193	586,165	589,962	468,010
Total Funds Available	1,063,342	1,059,120	1,065,452	996,902
EXPENDITURES				
O&M - General and Administrative				
Accounting	30,088	25,000	30,000	25,000
Audit Fees	6,311	6,000	6,390	6,400
Director's Fees	4,800	4,800	5,200	2,400
Payroll Taxes	5,214	5,110	5,210	5,210
Miscellaneous	5,946	5,000	8,274	5,000
Insurance and Bonds	14,030	16,033	14,338	15,100
Legal Services	33,783	35,000	43,621	22,000
Legal services - Oil and gas	5,751	10,000	-	2,000
Management	34,727	40,000	36,000	22,000
Project Management	6,665	10,000	4,484	4,500
Seasonal Help	-	-	3,537	4,000
Property Mgmt Wages	46,527	52,000	41,190	45,000
Admin staff wages	-	10,000	14,040	14,040
Engineering/Reserve Study	21,787	12,000	1,000	-
Total General and Administrative	215,628	230,943	213,284	172,650

BEEBE DRAW FARMS AUTHORITY

GENERAL FUND 2017 Adopted Budget with 2015 Actual, 2016 Adopted Budget, 2016 Estimated

2015	2016	2016	2017
Actual	Adopted Budget	Estimated	Adopted Budget

O&M - Physical Facilities

Community Center/Gatehouse	5,181	5,000	3,375	5,000
Equestrian Facility	233	1,500	100	750
Ground Lease	2,500	2,500	2,575	2,650
Nature Preserve	-	5,000	-	1,000
RV Storage	-	1,500	-	500
Sport Court	-	1,500	76	1,500
Utilities	18,710	24,000	18,206	24,000
Total Physical Facilities	26,624	41,000	24,332	35,400

O&M - Aquatic Facilities

Community Pool	28,680	19,500	21,301	22,000
Floating Docks	-	5,000	-	-
Reservoir Lease	44,074	45,298	47,721	-
Lake Christina/Fish Stocking	6,382	7,500	12,000	10,000
Reservoir/Marina	245	500	700	500
Pool and tile repair	1,976	-	-	-
Lake Christina Mntc/Habitat	-	25,000	8,915	5,000
Total Aquatic Facilities	81,358	103,298	90,637	37,500

O&M - Parks and Open Space

Park/Recreation Facilities	-	1,000	-	1,000
Landscaping Improvements	-	7,500	1,500	5,000
Signage	616	500	500	500
Play Equipment	-	2,500	-	2,500
Cross Country Riding Course	-	1,000	-	-
Landscape Maintenance	19,499	21,000	19,411	21,000
Mosquito Control	10,650	11,725	11,725	11,725
Open Space Maintenance	-	1,000	-	1,000

BEEBE DRAW FARMS AUTHORITY

GENERAL FUND 2017 Adopted Budget with 2015 Actual, 2016 Adopted Budget, 2016 Estimated

	2015 Actual	2016 Adopted Budget	2016 Estimated	2017 Adopted Budget
Rodent Control	491	6,500	6,500	6,500
Weed and Insect Control	28	2,000	500	500
Tree Maintenance	7,895	9,500	9,500	9,500
Total Parks and Open Space	39,179	64,225	49,636	59,225
O&M - Roads, Trails and Ditches				
Riding/Walking Trails	-	750	-	-
Nature Trail at Lake Christina	-	1,500	-	4,000
Road Maintenance - Dirt	-	500	-	500
Road Maintenance - Paved	1,223	8,000	8,000	8,000
Signage	560	200	-	-
Total Roads, Trails and Ditches	1,783	10,950	8,000	12,500
O&M - Other Expenses				
Other Repairs/Maintenance	14,103	10,000	10,500	10,000
Public Relations	-	2,500	-	-
Vehicle/Equipment	32,684	8,000	8,000	8,000
Capital Repl. and Res.	92,240	47,500	25,000	-
Discretionary Funds	29,224	-	-	-
Capital R&R Contingency	-	25,000	-	25,000
Discretionary Fund Contingency	-	79,627	-	102,166
Total Other Expenses	168,252	172,627	43,500	145,166
Total O&M Expenditures	532,823	623,043	429,389	462,441
Trans. to Infrastructure Fund	44,023	-	71,578	-
Trans. to Amenities Fund	11,006	-	17,894	-
Emergency Reserve	-	12,823	17,699	14,040
Other Transfers & Expenditures	55,029	12,823	107,171	14,040
Total Expenditures Requiring Appropriation	587,853	635,866	536,560	476,481
O&M Reserve Fund - Restricted	-	290,000	320,000	-
Capital Repair & Replacement Reserve Fund -	-	108,800	129,658	-
Discretionary Fund - Restricted	-	-	79,627	-
Undesignated	-	-	-	-
ENDING FUND BALANCE	475,490	423,255	528,892	520,421

BEEBE DRAW FARMS AUTHORITY
INFRASTRUCTURE PROJECTS FUND
2017 Adopted Budget
with 2015 Actual, 2016 Adopted Budget, 2016 Estimated

	2015 Actual	2016 Adopted Budget	2016 Estimated	2017 Adopted Budget
BEGINNING FUND BALANCE	4,551,801	5,317,536	5,239,510	5,499,803
REVENUE				
Interest	5,485	-	6,098	5,000
Water Tap Fees	110,000	120,000	108,000	270,000
Transfer from General Fund	44,023	-	71,578	-
Transfer from Dist. No. 1	73,030	46,896	75,537	-
Transfer from Dist. No. 2	932,103	696,219	699,080	929
Total Revenue	1,164,641	863,115	960,293	275,929
Total Funds Available	5,716,442	6,180,651	6,199,803	5,775,732
EXPENDITURES				
Infrastructure Legal Expense	2,583	-	-	-
Infrastructure	331,786	1,280,000	500,000	1,600,000
Engineering/Planning	142,564	400,000	200,000	200,000
Street Signage	-	10,000	-	-
Transfer to General Fund	-	-	-	-
Contingency	-	4,490,652	-	3,975,732
Total Infrastructure	476,933	6,180,652	700,000	5,775,732
Total Expenditures Requiring Appropriation	476,933	6,180,652	700,000	5,775,732
ENDING FUND BALANCE	5,239,510	(1)	5,499,803	-

NOTE: In 2017, the Authority is planning on constructing infrastructure for 32 lots in filing no. 1 for a cost of \$50,000 per lot for a total of \$1,600,000. Funding for the project will come from the Infrastructure Fund.

BEEBE DRAW FARMS AUTHORITY

AMENITIES PROJECT FUND
2017 Adopted Budget
with 2015 Actual, 2016 Adopted Budget, 2016 Estimated

	2015 Actual	2016 Adopted Budget	2016 Estimated	2017 Adopted Budget
BEGINNING FUND BALANCE	1,359,805	1,164,933	1,418,017	678,323
REVENUE				
Interest	1,590	-	1,410	1,000
Transfer from General Fund	11,006	-	17,894	-
Transfer from Dist. No. 1	18,257	11,724	18,884	-
Transfer from Dist. No. 2	233,026	174,055	174,770	233
Total Revenue	263,879	185,779	212,958	1,233
Total Funds Available	1,623,685	1,350,712	1,630,975	679,556
EXPENDITURES				
Community Center-Land	-	-	-	-
Community Center-Legal	-	-	1,388.00	-
Community Center-Architecture	-	-	-	-
Community Center-Engineering	-	65,000	-	-
Maintenance Facility Construction	1,383	650,000	921,683	-
Maintenance Facility - Land	96,227	-	-	-
Maintenance Facility - Legal	11,570	-	1,265	-
Maintenance Facility - Engineering	1,038	-	1,244	-
Maintenance Facility - Architecture	65,450	-	(2,928)	-
Transfer to General Fund	30,000	30,000	30,000	30,000
Contingency	-	605,712	-	-
Total Amenities	205,668	1,350,712	952,652	30,000
Total Expenditures	205,668	1,350,712	952,652	30,000
Total Expenditures Requiring Appropriation	205,668	1,350,712	952,652	30,000
ENDING FUND BALANCE	1,418,017	-	678,323	649,556

I, Lisa A. Johnson, hereby certify that I am the duly appointed Secretary of the Beebe Draw Farms Authority, and that the foregoing is a true and correct copy of the budget for the budget year 2017, duly adopted at a meeting of the Board of Directors of the Beebe Draw Farms Authority held on November 8, 2016.

By:  _____
Secretary