

**BEEBE DRAW FARMS AUTHORITY**  
**2022**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2022 budget for the Beebe Draw Farms Authority.

The Beebe Draw Farms Authority has adopted budgets for three funds, a General Fund to provide for general operating and maintenance expenditures; a Capital Infrastructure Fund to provide for the proposed infrastructure to be built by the Authority; and an Amenities Fund to provide for improvements to park and recreation facilities.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2022 will be transfers from Beebe Draw Farms Metropolitan District No 1 and Beebe Draw Farms Metropolitan District No. 2. In 2022, the Authority does not intend to impose a mill levy on the property within the Authority.

**Beebe Draw Farms Authority**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2022**

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual 8/31/2021	Estimate <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ 689,456	\$ 541,892	\$ 587,623	\$ 587,623	\$ 472,059
Revenues:					
Transfer from District No. 1	178,346	186,412	194,028	192,011	200,255
Transfer from District No. 2	208,583	183,104	181,542	177,032	144,247
Developer Rent	1,626	1,626	1,626	1,626	1,626
Pool Fees	-	7,600	10,540	10,540	11,000
RV Parking Fees	150	3,000	-	-	-
Interest Income	1,380	3,000	-	1,000	1,000
Other Income/hail	1,878	-	-	-	-
Total revenues	<u>391,963</u>	<u>384,742</u>	<u>387,736</u>	<u>382,209</u>	<u>358,128</u>
Total funds available	<u>1,081,419</u>	<u>926,634</u>	<u>975,359</u>	<u>969,832</u>	<u>830,187</u>
Expenditures:					
Administration					
Accounting	35,885	27,000	11,260	27,000	27,000
Audit	5,000	6,000	-	6,000	6,000
Directors Fees	1,200	3,300	800	3,000	3,300
Payroll Taxes	15,396	4,965	2,873	4,965	5,048
Miscellaneous	4,432	2,000	1,802	2,000	2,000
Training	-	6,000	-	-	6,000
Insurance and Bonds	(25,825)	25,000	25,138	25,922	28,000
Legal FRICO	81,190	-	915	1,000	-
Legal	46,241	27,000	24,981	27,000	27,000
Legal Oil and Gas	-	10,000	-	10,000	10,000
Management	55,167	33,000	33,757	45,000	35,000
Project Management	-	1,000	-	-	-
Property Management wages	39,406	60,000	34,407	46,000	61,000
Total Administration	<u>258,092</u>	<u>205,265</u>	<u>135,933</u>	<u>197,887</u>	<u>210,348</u>
Physical Facilities					
Maintenance facility maintenance	598	2,000	-	1,000	2,000
Community Center/Gatehouse	5,878	5,000	874	1,000	5,000
Equestrian Facility	3,342	3,000	-	-	5,000
Ground Lease	-	-	-	2,884	2,971
Nature Preserve	-	1,000	-	-	1,000
RV Storage	-	500	-	-	-
Sport Court	-	1,500	-	-	1,500
Utilities	30,918	26,000	19,706	30,000	30,000
Total Physical Facilities	<u>40,736</u>	<u>39,000</u>	<u>20,580</u>	<u>34,884</u>	<u>47,471</u>
Aquatic Facilities					
Community Pool	17,724	17,000	13,870	15,000	17,000
Pool repair	5,443	3,000	1,919	3,000	3,000
Lake Christina/Fish Stocking	3,490	7,000	3,575	9,482	3,500
Lake Christina Maint/Algae	-	500	166	3,500	6,000
Total Aquatic Facilities	<u>26,657</u>	<u>27,500</u>	<u>19,530</u>	<u>30,982</u>	<u>29,500</u>

**Beebe Draw Farms Authority**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2022**

	Actual	Adopted	Actual	Estimate	Adopted
	<u>2020</u>	<u>2021</u>	<u>8/31/2021</u>	<u>2021</u>	<u>2022</u>
Parks and Open Space					
Signage	113	-	-	200	500
Play Equipment	170	-	787	800	1,000
Landscape Maintenance	12,037	500	3,783	4,500	2,000
Rodent Control	137	5,000	-	-	5,000
Tree Maintenance (allocated)	4,172	2,000	1,800	1,800	2,000
Total Parks and Open Space	<u>16,629</u>	<u>7,500</u>	<u>6,370</u>	<u>7,300</u>	<u>10,500</u>
Roads, Trails and Ditches					
Road Maintenance - Dirt	152	1,000	-	800	2,000
Road Maintenance - Paved c	34,546	1,000	-	-	17,000
Total Roads, Trails and Ditches	<u>34,698</u>	<u>2,000</u>	<u>-</u>	<u>800</u>	<u>19,000</u>
O&M - Other Expenses					
Other	504	1,000	826	1,000	-
Locates	46	200	10	20	100
Vehicle/Equipment	74,779	10,000	5,847	10,000	10,000
Total O&M - Other expenses	<u>75,329</u>	<u>11,200</u>	<u>6,683</u>	<u>11,020</u>	<u>10,100</u>
Capital Replacement (b)	<u>41,655</u>	<u>214,900</u>	<u>161,152</u>	<u>214,900</u>	<u>49,500</u>
Discretionary Funds					
Capital R&R Contingency	-	25,000	-	-	25,000
Emergency reserve (3%)	-	12,316	-	-	12,621
Total expenditures	<u>493,796</u>	<u>544,681</u>	<u>350,248</u>	<u>497,773</u>	<u>414,040</u>
Ending fund balance	<u>\$ 587,623</u>	<u>\$ 381,953</u>	<u>\$ 625,111</u>	<u>\$ 472,059</u>	<u>\$ 416,147</u>
O&M Reserve Fund	181,385	181,385	-	181,385	181,385
Capital Repair & Replacement Reserve	227,023	78,413	-	78,413	71,529
Discretionary Funds District 1	133,484	158,112	-	158,112	163,233
Total reserved fund balance	<u>\$ 541,892</u>	<u>\$ 417,910</u>	<u>\$ -</u>	<u>\$ 417,910</u>	<u>\$ 416,147</u>
Ending fund balance	<u>\$ 45,731</u>	<u>\$ (35,957)</u>	<u>\$ 625,111</u>	<u>\$ 54,149</u>	<u>\$ -</u>
a - Irrigation improvements					
b Capital repair & replacement 2020 & 2021 projects					
Pool Cover in 2020	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Roads 2021	-	45,900	45,900	45,900	-
Bridge replacement 2021	106,000	169,000	115,252	169,000	-
Pool resurfacing 2022	-	-	-	-	49,500
Total Capital repair and replacement projects	<u>\$ 111,000</u>	<u>\$ 214,900</u>	<u>\$ 161,152</u>	<u>\$ 214,900</u>	<u>\$ 49,500</u>
c Includes \$5,000 for stripping and \$10,000 for shoulder repair					
Total expenditures for payment by D1 and D2	452,141	292,465	189,096	282,873	319,540

**Beebe Draw Farms Authority**  
**Adopted Budget**  
**Capital Infrastructure Fund**  
**For the Year ended December 31, 2022**

	Actual 2020	Adopted Budget 2021	Actual 8/31/2021	Estimate 2021	Adopted Budget 2022
Beginning fund balance	<u>\$ 5,908,967</u>	<u>\$ 6,433,683</u>	<u>\$ 6,433,683</u>	<u>\$ 6,433,683</u>	<u>\$ 5,188,152</u>
Revenues:					
Transfer from District No. 1	20,919	16,300	16,966	20,886	22,331
Transfer from District No. 2	145,135	68,057	74,677	75,402	71,200
Transfer from District No. 2 - Cap Pledge 2051	8,427	9,472	9,795	8,576	10,276
Transfer from District No. 2 - Cap Pledge 2055	5,315	6,889	7,124	5,299	9,328
Water Tap Fees	432,000	450,000	269,000	269,000	150,000
Oil revenue	-	-	-	806	-
Interest Income	<u>12,543</u>	<u>40,000</u>	<u>1,281</u>	<u>15,000</u>	<u>40,000</u>
Total revenues	<u>624,339</u>	<u>590,719</u>	<u>378,843</u>	<u>394,969</u>	<u>303,135</u>
Total funds available	<u>6,533,306</u>	<u>7,024,402</u>	<u>6,812,526</u>	<u>6,828,652</u>	<u>5,491,287</u>
Expenditures:					
Engineering and Planning	20,272	100,000	12,825	70,000	100,000
Legal	11,776	75,000	15,958	25,500	75,000
Infrastructure	67,575	250,000	-	20,000	250,000
Water Acquisition (CBT shares)	-	-	-	1,525,000	-
Contingency	<u>-</u>	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>3,000,000</u>
Total expenditures	<u>99,623</u>	<u>3,425,000</u>	<u>28,783</u>	<u>1,640,500</u>	<u>3,425,000</u>
Ending fund balance	<u>\$ 6,433,683</u>	<u>\$ 3,599,402</u>	<u>\$ 6,783,743</u>	<u>\$ 5,188,152</u>	<u>\$ 2,066,287</u>

Note: No lot development in 2019 following 32 lots being completed 4th quarter of 2018

    Tap Fee Revenue Estimate for 2021: 15 new taps at average of \$30,000/tap = Total \$450,000

    For 2021: There will be no lot development, only Filing 2 Platting

    For 2021: 25 cbt shares at \$61,000 from Central Weld County Water District

**Beebe Draw Farms Authority**  
**Adopted Budget**  
**Amenities**  
**For the Year ended December 31, 2022**

	Actual <u>2020</u>	Adopted Budget <u>2021</u>	Actual <u>8/31/2021</u>	Estimate <u>2021</u>	Adopted Budget <u>2022</u>
Beginning fund balance	\$ 975,446	\$ 1,057,093	\$ 1,057,093	\$ 1,057,093	\$ 1,110,227
Revenues:					
Transfer from District No. 1	28,044	27,114	28,211	27,114	18,249
Transfer from District No. 2	45,608	17,014	18,677	18,453	17,800
Transfer from District No. 2 - Cap Pledge 2051	3,097	2,368	2,449	2,144	2,569
Transfer from District No. 2 - Cap Pledge 2055	1,132	1,722	1,781	1,722	2,332
Oil and gas	403	-	-	201	-
Interest income	3,363	10,000	221	3,500	10,000
Transfer from general fund	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total revenues	<u>81,647</u>	<u>58,219</u>	<u>51,339</u>	<u>53,134</u>	<u>50,950</u>
Total funds available	<u>1,057,093</u>	<u>1,115,312</u>	<u>1,108,432</u>	<u>1,110,227</u>	<u>1,161,177</u>
Expenditures:					
Fitness center	-	80,000	-	-	100,000
ATV/gun range	-	80,000	-	-	80,000
Trail along Beebe Draw Farms Parkway (1)	-	50,000	-	-	-
Contingency	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total expenditures	<u>-</u>	<u>210,000</u>	<u>-</u>	<u>-</u>	<u>180,000</u>
Ending fund balance	<u>\$ 1,057,093</u>	<u>\$ 905,312</u>	<u>\$ 1,108,432</u>	<u>\$ 1,110,227</u>	<u>\$ 981,177</u>
Assessed valuation		<u>\$ -</u>			<u>\$ -</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>
Total Mill Levy		<u>0.000</u>			<u>0.000</u>