

BEEBE DRAW FARMS AUTHORITY
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2023

**BEEBE DRAW FARMS AUTHORITY
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 8,078,399	\$ 7,252,709	\$ 5,448,211
REVENUES			
Intergovernmental revenue - District 1	232,953	235,195	256,280
Intergovernmental revenue - District 2	274,896	232,317	412,237
Intergovernmental revenue - Dist 2 Cap Pledge 2051	12,244	13,633	13,601
Intergovernmental revenue - Dist 2 Cap Pledge 2055	8,905	12,385	15,753
Water tap fees	692,000	81,000	120,000
Pool fees	12,490	17,150	18,000
Developer rent	1,626	1,684	1,800
Interest income	1,665	39,321	69,200
Other revenue	10,387	59,624	732
Total revenues	<u>1,247,166</u>	<u>692,309</u>	<u>907,603</u>
Total funds available	<u>9,325,565</u>	<u>7,945,018</u>	<u>6,355,814</u>
EXPENDITURES			
General Fund	491,041	503,403	410,000
Capital Infrastructure Fund	1,581,815	1,970,653	4,245,624
Amentities Fund	-	22,751	578,000
Total expenditures	<u>2,072,856</u>	<u>2,496,807</u>	<u>5,233,624</u>
Total expenditures and transfers out requiring appropriation	<u>2,072,856</u>	<u>2,496,807</u>	<u>5,233,624</u>
ENDING FUND BALANCES	<u>\$ 7,252,709</u>	<u>\$ 5,448,211</u>	<u>\$ 1,122,190</u>
EMERGENCY RESERVE	\$ 11,900	\$ 11,100	\$ 15,000
AVAILABLE FOR OPERATIONS	478,493	342,907	426,631
TOTAL RESERVE	<u>\$ 490,393</u>	<u>\$ 354,007</u>	<u>\$ 441,631</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BEEBE DRAW FARMS AUTHORITY
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 587,623	\$ 490,393	\$ 354,007
REVENUES			
Intergovernmental revenue - District 1	187,766	200,256	216,476
Intergovernmental revenue - District 2	181,542	144,248	251,416
Developer Rent	1,626	1,684	1,800
Pool Fees	12,490	17,150	18,000
Interest income	-	2,879	9,200
Other revenue	10,387	800	732
Total revenues	393,811	367,017	497,624
Total funds available	981,434	857,410	851,631
EXPENDITURES			
General and administrative			
Accounting	18,361	87,333	40,000
Auditing	5,000	5,200	6,000
Banking fees	-	242	400
Directors' fees	800	5,000	3,300
Community admin assistant	-	-	3,000
Payroll taxes	10,591	4,859	5,000
Miscellaneous	5,225	3,976	2,800
Training	-	4,174	4,000
Insurance and bonds	30,169	19,112	30,000
Legal - FRICO	3,326	7,987	-
Legal services	33,490	53,094	30,000
Legal - Oil & Gas	-	1,209	5,000
Admin. and management	64,386	87,995	42,000
Payroll fees	-	3,350	3,500
Property management wages	50,051	45,114	42,000
Total general and administrative	221,399	328,645	217,000
Physical facilities			
Maintenance facility maintenance	-	7,129	2,000
Community Center / Gatehouse	1,901	12,385	5,000
Equestrian Facility	-	-	5,000
Ground lease	-	5,975	3,100
Nature Preserve	-	-	3,000
Sport Court	-	-	1,500
Utilities	40,417	55,160	34,000
Total physical facilities	42,318	80,649	53,600
Aquatic facilities			
Community pool - Wages	15,864	11,374	12,700
Supplies, Chemicals, Maintenance	3,336	9,420	9,500
Lake Christina / Fish stocking	9,482	3,060	3,500
Lake Christina maint / Habitat	83	7,998	6,000
Total aquatic facilities	28,765	31,852	31,700

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**BEEBE DRAW FARMS AUTHORITY
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
Parks and open space			
Signage	-	-	7,500
Play Ground	787	-	1,000
Landscape maintenance	16,417	3,880	4,500
Rodent control	-	-	5,000
Tree maintenance	-	4,552	2,200
Total parks and open space	<u>17,204</u>	<u>8,432</u>	<u>20,200</u>
Roads, trails and ditches			
Road maintenance - Dirt	-	-	500
Road maintenance - Paved	45,900	12,527	24,000
Total roads, trails and ditches	<u>45,900</u>	<u>12,527</u>	<u>24,500</u>
O+M - other expenses			
Other Repairs / Maintenance	590	1,335	1,000
Locates	918	1,160	1,000
Vehicle / Equipment	8,689	16,780	5,000
Total O+M other expenses	<u>10,197</u>	<u>19,275</u>	<u>7,000</u>
Capital R&R (a)	<u>125,258</u>	<u>4,601</u>	<u>31,000</u>
Capital R&R Contingency	-	17,422	25,000
Total expenditures	<u>491,041</u>	<u>503,403</u>	<u>410,000</u>
Total expenditures and transfers out requiring appropriation	<u>491,041</u>	<u>503,403</u>	<u>410,000</u>
ENDING FUND BALANCES	<u>\$ 490,393</u>	<u>\$ 354,007</u>	<u>\$ 441,631</u>
O&M Reserve Fund	181,385	128,746	37,186
Capital Repair & Replacement Reserve	99,313	71,529	174,751
Discretionary Funds District 1	138,112	163,233	166,040
Total Reserved Fund Balance	<u>418,810</u>	<u>363,508</u>	<u>377,977</u>
ENDING FUND BALANCES			
EMERGENCY RESERVE	\$ 11,900	\$ 11,100	\$ 15,000
AVAILABLE FOR OPERATIONS	<u>478,493</u>	<u>342,907</u>	<u>426,631</u>
TOTAL RESERVE	<u>\$ 490,393</u>	<u>\$ 354,007</u>	<u>\$ 441,631</u>

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**BEEBE DRAW FARMS AUTHORITY
 AMENTITIES FUND
 2023 BUDGET
 WITH 2021 ACTUAL AND 2022 ESTIMATED
 For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 1,057,093	\$ 1,108,442	\$ 1,181,569
REVENUES			
Intergovernmental revenue - District 1	28,221	6,988	28,955
Intergovernmental revenue - District 2	18,677	17,614	32,164
Intergovernmental revenue - Dist 2 Cap Pledge 2051	2,449	2,727	2,720
Intergovernmental revenue - Dist 2 Cap Pledge 2055	1,781	2,477	3,151
Interest income	221	7,248	10,000
Other revenue	-	58,824	-
Total revenues	<u>51,349</u>	<u>95,878</u>	<u>76,990</u>
Total funds available	<u>1,108,442</u>	<u>1,204,320</u>	<u>1,258,559</u>
EXPENDITURES			
General and administrative			
Fiber optics project	-	-	150,000
Multi-purpose path	-	22,360	328,000
Contingency	-	391	100,000
Total expenditures	<u>-</u>	<u>22,751</u>	<u>578,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>22,751</u>	<u>578,000</u>
ENDING FUND BALANCES	<u>\$ 1,108,442</u>	<u>\$ 1,181,569</u>	<u>\$ 680,559</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BEEBE DRAW FARMS AUTHORITY
CAPITAL INFRASTRUCTURE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/31/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 6,433,683	\$ 5,653,874	\$ 3,912,635
REVENUES			
Intergovernmental revenue - District 1	16,966	27,951	10,849
Intergovernmental revenue - District 2	74,677	70,455	128,657
Intergovernmental revenue - Dist 2 Cap Pledge 2051	9,795	10,906	10,881
Intergovernmental revenue - Dist 2 Cap Pledge 2055	7,124	9,908	12,602
Water tap fees	692,000	81,000	120,000
Interest income	1,444	29,194	50,000
Total revenues	802,006	229,414	332,989
Total funds available	7,235,689	5,883,288	4,245,624
EXPENDITURES			
General and Administrative			
Engineering / Planning	23,294	40,401	200,000
Legal services	21,156	-	25,000
Legal - Oil & Gas	1,365	-	-
Infrastructure	11,000	100,077	3,500,000
Water acquisition (CBT shares)	1,525,000	1,830,000	-
Contingency	-	175	520,624
Total expenditures	1,581,815	1,970,653	4,245,624
Total expenditures and transfers out requiring appropriation	1,581,815	1,970,653	4,245,624
ENDING FUND BALANCES	\$ 5,653,874	\$ 3,912,635	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BEEBE DRAW FARMS AUTHORITY
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Authority, a quasi-municipal corporation and a political subdivision of the State of Colorado, was formed pursuant to C.R.S 29-1-203, and the Beebe Draw Farms Authority Establishment Agreement (AEA) dated April 12, 2011 and amended on December 11, 2012, entered into by and between District No. 1 and District No. 2.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

Effective April 12, 2011, that certain Authority Establishment Agreement (AEA), as amended December 11, 2012, was entered into by and between District No. 1 and District No. 2, whereby the Authority was created. The Districts, through the Authority, will provide for financing the operations and maintenance of the existing public improvements as well as providing for financing, constructing, operating and maintaining additional public 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.

REVENUES

Intergovernmental Revenue

Under the Authority Establishment Agreement, each District shall transfer certain revenues received by it to fund the cost of administrative services and to fund obligations of the Authority

A significant portion of the projected intergovernmental revenue for the Authority relates to funds anticipated to be received from Beebe Farms Metropolitan District No. 1 and Beebe Farms Metropolitan District No. 2 related to joint cooperative street improvement projects. Additional intergovernmental revenue sources are detailed in the Budget.

In no case shall the mill levy imposed by the Districts for debt service and operations and maintenance exceed their respective mill levy caps.

Pursuant to the AEA, District No. 1 agreed to impose the "Required Mill Levy" (as defined in the AEA) until 2018 and to transfer such revenues to the Authority for deposit into either the Infrastructure Account or the Amenities Account (as defined in the AEA). For tax collection year 2011 and thereafter, the Districts agreed to transfer all revenues from the

**BEEBE DRAW FARMS AUTHORITY
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

O&M Mill Levy” (as defined in the AEA) (the O&M Mill Levy”)less the Districts’ administrative costs to the Authority for deposit into the Authority’s O&M account.

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

Intergovernmental Revenue

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.

Net Investment Income

Interest earned on the Authority’s available funds has been estimated based on an average interest rate of approximately 2%.

Tap Fees

As part of Service Agreements entered into by the Developers, the Authority will be entitled to receive certain water tap fees within the Beebe Draw Farms Authority boundaries. In 2023 the Authority expects to have 4 tap hookups generating approximately \$120,000 of revenue.

Pool Fees

As part of Service Agreements entered into by the Developers, the Authority will be entitled to receive certain pool use fees.

EXPENDITURES

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the Authority’s administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**BEEBE DRAW FARMS AUTHORITY
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Maintenance and Repairs

Maintenance and repairs have been estimated by the Authority's engineer. The estimated expenditures include periodic cleaning of certain mains and repairs to the system that was constructed in previous years.

Physical Environment Expenditures

Physical environment expenditures include the estimated services necessary to maintain the Authority's grounds and to provide security for patrons, and salaries of physical environment personnel.

Parks and Recreation

The Authority provides the parks and recreational services for community residents. Additionally, the budget reflects costs related to the improvement and construction of the pool, equestrian, nature preserve and playground facilities.

Capital Outlay

The Authority anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

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

Reserves

Capital Repair and Replacement Reserves

This was established on April 12, 2011 for the purpose of paying for anticipated and unanticipated capital repairs and replacement costs related to the community.

Capital Improvements Reserve

The Capital Improvements Reserve consists of excess development fees for use in subsequent year capital improvement projects. The Capital Improvements Reserve is included as part of the Authority's General Fund beginning and ending fund balances.

General Reserve

The Authority has also provided a reserve for contingencies and contractual obligations as defined in the Establishment Agreement. The general reserve is included as part of the Authority's Special Revenue Fund balance.

**BEEBE DRAW FARMS AUTHORITY
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves (continued)

Emergency Reserve

The Authority 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 budget.