SOUTH BEEBE DRAW METRO DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

SOUTH BEEBE DRAW METRO DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	$ 8,101,347	$ 7,056,489	$ 16,918,477
REVENUES			
Facilities fees	15,838	3,511,000	3,510,000
Property Taxes	22	23,216,469	2,370,104
Interest Income	2,303	2,950	14,000
Plan review and admin fees	8,402	41,000	10,000
IGA revenue	-	6,032,865	-
Other revenue	37,591	32,000	25,000
Sales and use tax	1,661,412	1,800,000	1,500,000
Specific Ownership Taxes	-	653,000	143,389
System development fees	204,407	436,000	200,000
Sewer line connection fee	294,051	750,000	300,000
Storm drainage fees	1,724,695	3,400,000	1,350,000
Water fees	58,200	132,000	60,000
Total revenues	4,006,921	40,007,284	9,482,493
TRANSFERS IN	1,867,604	7,657,410	5,000,000
Total funds available	13,975,872	54,721,183	31,400,970
EXPENDITURES			
General Fund	961,666	1,164,081	3,109,847
Debt Service Fund	1,989,290	23,462,941	2,025,878
Capital Projects Fund	1,811,848	5,141,778	14,150,893
Special Revenue Fund	246,774	376,496	900,000
Storm Drainage Easement Fund	42,614	-	-
Storm Drainage Capital Projects Fund	-	-	-
Total expenditures	5,052,192	30,145,296	20,186,618
TRANSFERS OUT	1,867,192	7,657,410	5,000,000
Total expenditures and transfers out requiring appropriation	6,919,384	37,802,706	25,186,618
ENDING FUND BALANCES	$ 7,056,488	$ 16,918,477	$ 6,214,352
EMERGENCY RESERVE	$ 500	$ 32,300	$ 75,600
AVAILABLE FOR OPERATIONS	110,000	1,021,059	410,405
	$ 110,500	$ 1,053,359	$ 486,005
DEBT SERVICE FUND	1,089,430	3,123,968	2,008,090
CAPITAL PROJECTS FUND	2,498,892	10,667,390	1,796,497
SPECIAL REVENUE FUND	1,700,256	2,073,760	1,923,760
STORM DRAINAGE EASEMENT FUND	-	-	-
STORM DRAINAGE CAPITAL PROJECTS FUND	1,657,410	-	-
	$ 7,056,488	$ 16,918,477	$ 6,214,352

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION	$ 39,687,920	$ 28,849,660	$ -
Single-Family Resid.	-	-	6,190
Personal property	-	-	100
Agricultural	-	-	206,600
State assessed	-	-	747,840
Commercial	-	-	2,770
Industrial	-	-	162,490
Natural Resources	-	-	250
Oil and gas	-	-	35,083,430
	39,687,920	28,849,660	36,209,670
Adjustments			
Certified Assessed Value	$ 39,687,920	$ 28,849,660	$ 36,209,670
MILL LEVY			
General	1.000	1.000	65.455
Debt Service	54.000	54.000	0.000
Total mill levy	55.000	55.000	65.455
PROPERTY TAXES			
General	$ 39,688	$ 28,850	$ 2,370,104
Debt Service	2,143,148	1,557,882	-
Levied property taxes	2,182,836	1,586,732	2,370,104
Adjustments to actual/rounding	(2,182,814)	21,629,737	-
Refunds and abatements	-	-	-
Budgeted property taxes	$ 22	$ 23,216,469	$ 2,370,104
BUDGETED PROPERTY TAXES			
General	**$ 0**	**$ 422,540**	**$ 2,370,104**
Debt Service	**$ 22**	**$ 22,793,929**	**$ -**
	$ 22	**$ 23,216,469**	**$ 2,370,104**

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	$ 934,764	$ 110,500	$ 1,053,359
REVENUES			
Property taxes	22	422,540	2,370,104
Specific ownership tax	-	650,000	143,389
Facilities fees	15,838	-	-
Interest income	731	2,400	4,000
Other revenue	37,591	32,000	25,000
Total revenues	54,182	1,106,940	2,542,493
TRANSFERS IN			
Transfers from other funds	100,412	1,000,000	-
Total funds available	1,089,358	2,217,440	3,595,852
EXPENDITURES			
General and administrative			
Accounting - CLA	-	200,000	150,000
Accounting - Wipfli	-	93,949	-
Accounting consulting	-	150,000	70,000
Consulting		43,000	35,000
Auditing	32,100	43,500	20,000
County Treasurer's fee	-	6,138	35,847
District management	609,595	300,000	300,000
Directors' fees	3,000	7,500	7,500
Dues and subscriptions	6,452	1,024	15,000
Fees and licenses	-	-	10,000
Insurance and bonds	579	2,707	10,000
Utilities	203	13,000	15,000
Legal services	269,303	210,000	200,000
Miscellaneous	-	228	15,000
Repairs and maintenance	39,398	75,000	-
Engineering	-	18,000	75,000
Contingency	-	-	-
Other expenditures	1,036	-	-
Settlement expenditure		-	1,150,000
Support services	-	-	-
Bank fees	-	35	1,500
Capital outlay	-	-	1,000,000
Total expenditures	961,666	1,164,081	3,109,847
TRANSFERS OUT			
Transfers to other fund	17,192	-	-
Total expenditures and transfers out requiring appropriation	978,858	1,164,081	3,109,847
ENDING FUND BALANCE	$ 110,500	$ 1,053,359	$ 486,005
EMERGENCY RESERVE	$ 500	$ 32,300	$ 75,600
AVAILABLE FOR OPERATIONS	110,000	1,021,059	410,405
TOTAL RESERVE	$ 110,500	$ 1,053,359	$ 486,005

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	$ 2,337,987	$ 1,089,430	$ 3,123,968
REVENUES			
Property Taxes	-	22,793,929	-
Facilities fees	-	3,500,000	3,500,000
Specific ownership tax	-	3,000	-
Storm drainage fees	635,195	2,650,000	600,000
Sales and Use Tax revenue	1,661,412	1,800,000	1,500,000
Sewer line connection fee	294,051	750,000	300,000
Interest income	75	550	10,000
Total revenues	2,590,733	31,497,479	5,910,000
TRANSFERS IN			
Transfers from other funds	-	-	-
Total funds available	4,928,720	32,586,909	9,033,968
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	360,000	-
Insurance and bonds	1,569	-	-
Settlement expenditure	-	11,038,163	-
Storm drainage easement fee	-	665,000	50,000
Contingency	-	45,000	60,000
Debt Service			
Bond interest	485,040	409,155	331,354
Bond principal	1,502,681	1,540,623	1,579,524
Paying agent fees	-	5,000	5,000
2010A Note	-	9,400,000	-
Total expenditures	1,989,290	23,462,941	2,025,878
TRANSFERS OUT			
Transfers to other fund	1,850,000	6,000,000	5,000,000
Total expenditures and transfers out requiring appropriation	3,839,290	29,462,941	7,025,878
ENDING FUND BALANCE	$ 1,089,430	$ 3,123,968	$ 2,008,090
2018 SURPLUS FUND	$ -	$ 2,000,000	$ 2,000,000
TOTAL RESERVE	$ -	$ 2,000,000	$ 2,000,000

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	$ 2,288,255	$ 2,498,893	$ 10,667,390
REVENUES			
Facilities fees	-	11,000	10,000
Interest income	1,476	-	-
IGA revenue	-	6,032,865	-
System development fees	204,407	436,000	200,000
Plan review and admin fees	8,402	41,000	10,000
Water fees	58,200	132,000	60,000
Total revenues	272,485	6,652,865	280,000
TRANSFERS IN			
Transfers from other funds	1,750,000	6,657,410	5,000,000
Total funds available	4,310,740	15,809,168	15,947,390
EXPENDITURES			
General and Administrative			
Legal	1,870	-	-
Misellaneous	-	-	2,500
Support services	-	-	50,000
Well abandonment	62,131	-	-
IGA - FRICO	-	66,778	70,000
IGA - PRWDA	700,000	575,000	650,000
IGA - WAWDA	965,283	1,500,000	200,000
Other expenditures	23,566	-	-
Capital Projects	-	-	-
Capital outlays	58,998	3,000,000	13,178,393
Total expenditures	1,811,848	5,141,778	14,150,893
Total expenditures and transfers out requiring appropriation	1,811,848	5,141,778	14,150,893
ENDING FUND BALANCE	$ 2,498,892	$ 10,667,390	$ 1,796,497

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
SPECIAL REVENUE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	$ 887,118	$ 1,700,256	$ 2,073,760
REVENUES			
Storm drainage fees	1,059,891	750,000	750,000
Interest income	21	-	-
Other revenue	-	-	-
Total revenues	1,059,912	750,000	750,000
TRANSFERS IN			
Transfers from other funds	-	-	-
Total funds available	1,947,030	2,450,256	2,823,760
EXPENDITURES			
General and administrative			
Accounting - billing	-	72,000	75,000
Insurance and bonds	2,050	-	-
Legal services	2,243	-	-
Miscellaneous	-	-	15,000
Credit card fees	-	10,000	10,000
Contingency	-	-	-
Other expenditures	4,218	-	-
IGA - FRICO	-	66,496	70,000
Operations and maintenance			
Repairs and maintenance	147,862	228,000	250,000
Engineering	25,718	-	50,000
Permits	-	-	5,000
County Treasurer fees	3,064	-	-
Utilities		-	50,000
Storm Drainage cost		-	150,000
Support Services	61,619	-	175,000
Surveys and Locates		-	50,000
Total expenditures	246,774	376,496	900,000
TRANSFERS OUT			
Transfers to other fund	-	-	-
Total expenditures and transfers out requiring appropriation	246,774	376,496	900,000
ENDING FUND BALANCE	$ 1,700,256	$ 2,073,760	$ 1,923,760

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
STORM DRAINAGE EASEMENT FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUNDS AVAILABLE	$ (4,187)	$ -	$ -
REVENUES			
Storm drainage fees	29,609	-	-
Total revenues	29,609	-	-
TRANSFERS IN			
Transfers from other funds	17,192		-
Total funds available	42,614	-	-
EXPENDITURES			
Operations and maintenance			
Storm drainage easement fees	42,614	-	-
Total expenditures	42,614	-	-
TRANSFERS OUT			
Transfers to other fund	-		-
Total expenditures and transfers out requiring appropriation	42,614	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
STORM DRAINAGE CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUNDS AVAILABLE	$ 1,657,410	$ 1,657,410	$ -
REVENUES			
Interest	-	-	-
Other Revenue	-	-	-
Total revenues	-	-	-
Total funds available	1,657,410	1,657,410	-
EXPENDITURES			
Capital Projects			
Capital outlay	-	-	-
Total expenditures	-	-	-
TRANSFERS OUT			
Transfers to other fund	-	1,657,410	-
Total expenditures and transfers out requiring appropriation	-	1,657,410	-
ENDING FUNDS AVAILABLE	$ 1,657,410	$ -	$ -

No assurance provided. See summary of significant assumptions.

SOUTH BEEBE DRAW METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized to provide construction, installation, financing, and operation of water, sewer, storm drainage, streets, park and recreation, mosquito control, transportation and television relay systems and improvements. The District's service area is located in Adams County and Weld County, Colorado. The District has entered into intergovernmental agreements with various entities to share in the construction of mutually beneficial regional storm drainage improvements. Certain development related revenue and sales and use taxes collected by the City of Brighton are to be received by the District to pay for specific costs or incurred debt.

The District has no employees and all administrative functions are contracted.

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

Revenues - (continued)

Infrastructure and Development Fees

The District established infrastructure and system development fees for the purpose of defraying the costs of public improvements within the boundaries of the Districts in which the fee is collected, including, but not limited to, street, traffic safety, water, sewer, storm drainage, transportation, and park and recreation improvements. Both the Infrastructure Fee and the System Development Fee are subject to the CPI adjustment.

The facilities fee is due on or before the date of issuance of a building permit by a City.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical data

Expenditures

Administrative and Operating Expenditures

Administration expenses have been provided based on estimates of the District's board and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, consulting, general engineering, insurance and other administrative expenses.

Capital Outlay

Anticipated capital outlay expenditures are based on the potential capital projects the district may construct.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property tax collected.

Maintenance and Repairs

Maintenance and repairs have been estimated based on prior year's needs. The estimated expenditures include periodic upkeep of infrastructure and repairs to the system that was constructed in previous years.

Debt and Leases

Debt Service

On October 1, 2018, the District authorized the issuance of its Refunding and Improvement Revenue Note, Series 2018 (Series 2018 Note) in the amount of $12,500,000.

Debt and Leases (continued)

The Series 2018 Note is secured by and payable solely from pledged revenues, which include sales and use taxes received pursuant to the Annexation Agreement, storm drainage facility fees (net of amounts due under the obligation to Weld County Drainage, LLC) and sewer line connections fees, all net of amounts needed for operation and maintenance expenses. Additional revenues may be designated by the District to be pledged revenues if needed to maintain a coverage ratio of at least 1.25 to 1.0 at the end of each fiscal year.

The Series 2018 Note bears interest, payable semi-annually on April 1 and October 1, of 5.05%. Principal payments on the Series 2018 Note are due annually on October 1 and the Series 2018 Note matures on October 1, 2026. The loan is not subject to prepayment penalty.

Leases

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District 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.

$12,500,000
Refunding and Improvement Note, Series 2018
Dated October 1, 2018
Interest Rate of 5.05%
Payable on April 1 and October 1
Principal due October 1

Year ended December 31,	Principal	Interest	Total
2023	$ 1,579,524	$ 331,354	$ 1,910,878
2024	1,619,407	251,588	1,870,995
2025	1,660,297	169,808	1,830,105
2026	1,702,220	85,962	1,788,182
Total	$ 6,561,448	$ 838,712	$ 7,400,160

SOUTH BEEBE DRAW
LONG-TERM OBLIGATIONS

	Balances December 31, 2021	Additions	Deletions	Balances December 31, 2022	Due In One Year
Refunding and Improvement Revenue Note, Series 2018	$ 8,102,071	$ -	$ (1,540,623)	$ 6,561,448	$ 1,579,524
Total	$ 8,102,071	$ -	$ (1,540,623)	$ 6,561,448	$ 1,579,524