

2022



ANNUAL REPORT

*PARACHUTE/BATTLEMENT MESA
PARK AND RECREATION DISTRICT*

BATTLEMENT MESA GOLF CLUB

(970) 285-7274

pbmprd.colorado.gov/golf-club-0

GRAND VALLEY RECREATION CENTER

(970) 285-9480

pbmprd.colorado.gov/rec-center-1





Board of Directors



Adam L. Ford
Vice President



Chuck Hall
President



Amber Palcer
Secretary



Ken Seidel
Treasurer



Vinnie Tomasulo
Asst. VP

Facility Directors



Doug Choate

Director
Golf Course
Superintendent and
Parks Manager

Contact Information:

dchoate@pbmprd.org
970-285-7274

Battlement Mesa Golf Club
3930 N. Battlement Parkway
Battlement Mesa, CO



Mary Ochs

Director: Golf Pro
Pro-shop

Contact Information:

mochs@pbmprd.org
970-285-7274

Battlement Mesa Golf Club
3930 N. Battlement Parkway
Battlement Mesa, CO



Steve Matzl

Director
Rec Center &
Programs

Contact Information:

smatzl@pbmprd.org
970-285-9480

Grand Valley Recreation Center
398 Arroyo Drive
Battlement Mesa, CO

The District is managed by Judy Bertrand, Metropolitan District Management.
Ms. Bertrand reports to the Board of Directors and the Facility Directors report to her.
Judy@Metro-District.com

PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT

Organizational Chart

TAXPAYERS /CUSTOMERS

PARACHUTE-BATTLEMENT MESA

BOARD OF DIRECTORS

Adam L. Ford, VP

Chuck Hall, President

Amber Palcer,
Secretary

Ken Seidel, Treasurer

Vinnie Tomasulo,
Asst. VP

DISTRICT MANAGER

Judy Bertrand, Metropolitan District Management

FACILITY DIRECTORS

Mary Ochs, Director: Golf Pro

Doug Choate, Director-Golf
Superintendent & Parks Manager

Steve Matzl, Director-Rec Center &
Programs

PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT

Facilities and Programs



Grand Valley Recreation Center

In-District Rec Center Annual Membership
\$204 per year (adult) & \$180 per year (youth)

2021: District members: 1,704

2021: Out of district members: 223

2021: Silver Sneakers, Silver & Fit & Rec Rx: 310

Over 40,000 guests in 2021



Battlement Mesa Golf Club

\$1,575 Annual Membership (\$131 per month for
all you can play, or come in for a round of golf)

2021: 117 members and 16,576 rounds

2021: Pro shop sales - \$111,887



Programs & Activities

Majority of sports programs \$75 per season.

Fitness classes, swim lessons, sports
programs & numerous activities and events.



Community Park

Free to entire District and public.

Western Town, playground equipment, benches, picnic tables
and grills.

Financial Information: Selected Comparative

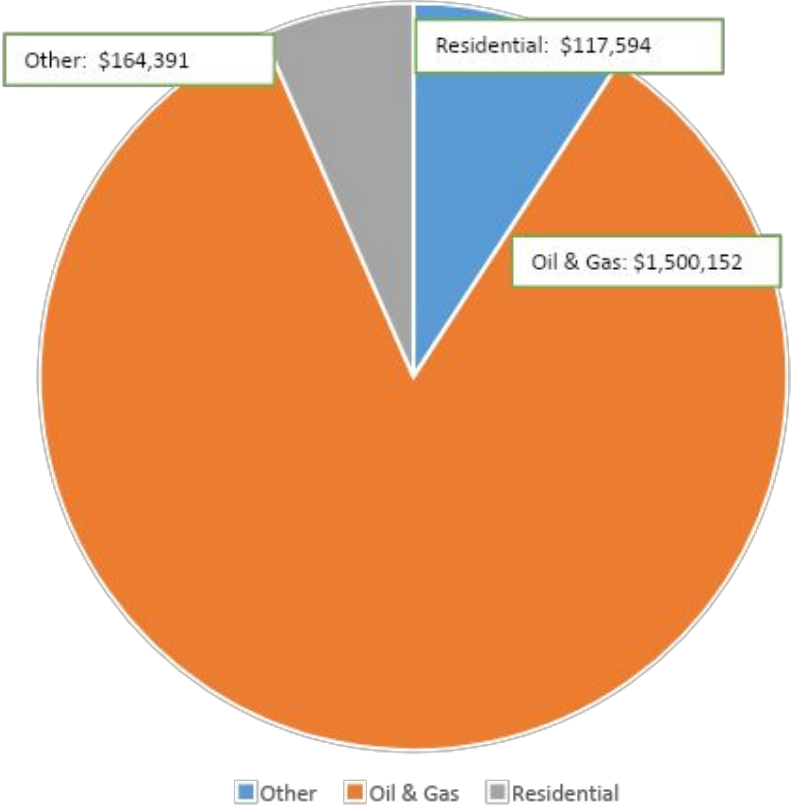
	2021	% Total	2020	Difference
INCOME:				
Non-Operating Income (taxes)	\$2,168,388	64%	\$2,279,356	-\$110,968
Golf & Parks Income	\$741,012	22%	\$602,401	\$138,611
Programs & Sports Income	\$35,758	1%	\$5,785	\$29,973
Rec Center Income	<u>\$231,259</u>	<u>7%</u>	<u>\$145,151</u>	<u>\$86,108</u>
Total Operating Income	\$1,008,029	30%	753,337	\$254,692
Misc Income (Grants, CTF, etc.)	<u>\$212,913</u>	6%	<u>\$313,568</u>	-\$100,655
TOTAL INCOME	\$3,389,330		\$3,346,261	\$43,069
EXPENSE:				
General & Admin Exp.	\$306,189	11%	\$264,520	\$41,669
Cost of Goods Sold	\$83,592	3%	\$85,396	-\$1,804
Community Park Exp.	\$87,062	3%	\$67,584	\$19,748
Golf Course Exp.	\$977,001	36%	\$1,052,956	-\$75,955
Programs & Sports Exp.	\$148,248	6%	\$108,137	\$40,111
Rec Center Exp.	\$1,115,241	41%	\$858,029	\$257,212
Write off Pond	\$0		\$112,543	-\$112,543
Total Expense	\$2,717,333		\$2,549,165	\$168,168
NET INCOME	\$671,997		\$797,096	-\$125,099
Capital	<u>\$930,731</u>		<u>\$1,374,979</u>	<u>\$444,066</u>
NET AFTER CAPITAL	-\$258,734		-\$577,701	\$318,967

NOTES TO FINANCIAL INFORMATION:

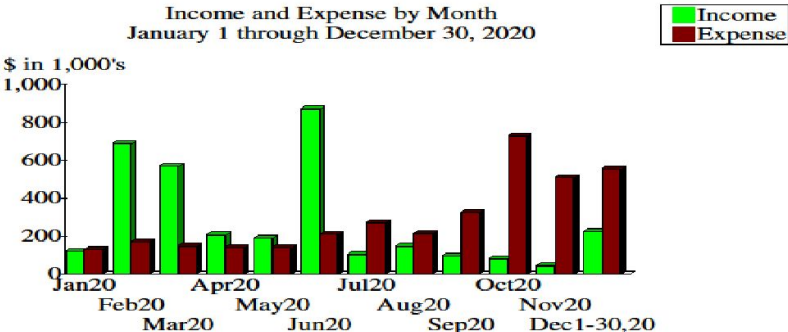
- The District performed \$930,731 in needed capital expenditures 2021. This included completing the back 9 irrigation system at Battlement Mesa Golf Club, pool fans and tennis court resurfacing to accommodate pickle ball at the Rec Center.
- Due to the golf course irrigation system replacement the District used 43,896,022 less gallons of water in 2021 vs. 2020 prior to the capital improvement. Electrical savings as well as requiring less staff to manually water the course has dramatically increased efficiency and lowered operational costs.
- The District has no long-term debt and does not desire to assume debt to fund operations or perform capital projects. However, the District was denied a mill levy increase in 2020 which is limiting repairs and maintenance on the aging facilities.
- Payroll expenses increased \$66,168 from 2020 to 2021 to \$983,596, due to increase in minimum wage, insurance and ensuring full time staff are adequately compensated in order to maintain key staff in this current environment of difficulty finding employees.
- The District employed 83 employees in 2021 and provided work for dozens of independent contractors, vendors and construction firms.
- The District seeks grant funding whenever possible for capital projects and obtained \$350,000 in COVID Relief Funds
- The Chart following depicts the property taxes received from oil and gas and residential. Residences pay approximately \$27 per home per year in park and rec property taxes.
- The District did collect approximately \$193,000 in delinquent URSA taxes and interest in 2020. The actual difference between 2019 and 2020 property taxes would be a loss of \$257,000 had we not received 2019 delinquent tax payments from URSA in 2020.
- COVID impacted the Rec Center and program income, but Battlement Mesa Golf Club exceeded 2019 income.

ENTITY	INCOME	EXPENSE	NET INCOME	% INCOME/EXP
GOLF	\$741,012	-\$977,001	-\$235,989	75%
PROGRAMS	\$35,758	\$148,248	-\$112,490	24%
REC CENTER	\$231,259	-1,115,241	-\$883,982	21%

Property Taxes by Property Type
\$1,782,137 (2021)



INCOME & EXPENSE BY ACCOUNT: 2020

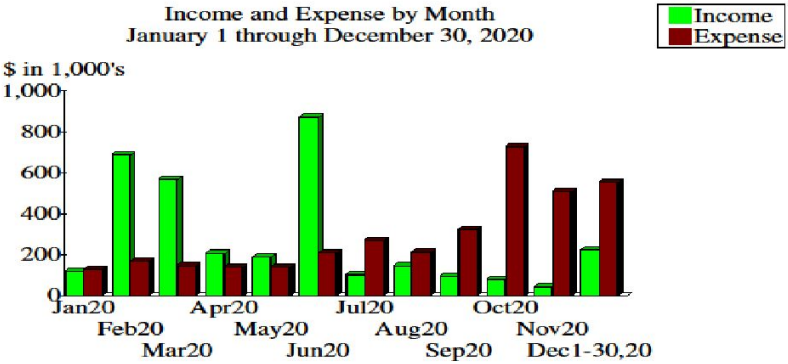


Income Summary
January 1 through December 30, 2020

Non-Operating Income	77.78%
Operating Income	22.20
Misc. Income	0.02
Total	\$3,335,091.32



By Account



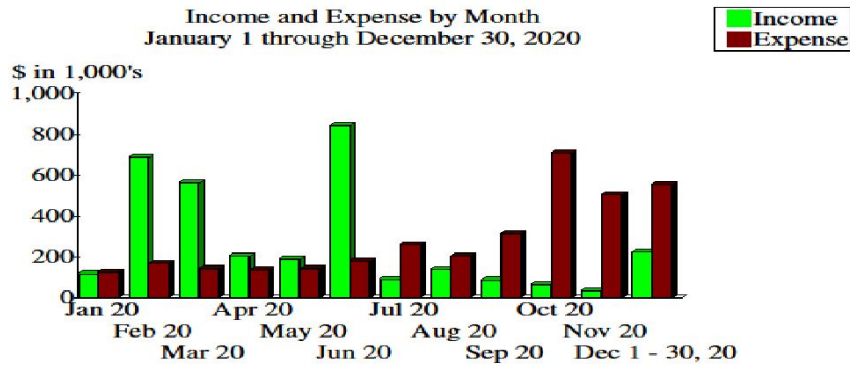
Expense Summary
January 1 through December 30, 2020

Capital Outlay	38.90%
Payroll Expenses	25.96
Operating Expense	17.08
General and Administrativ	8.89
Repairs and Maintenance	5.58
Cost of Goods Sold	2.38
Non-Operating Expense	1.21
Total	\$3,533,977.79



By Account

INCOME & EXPENSE BY FUND: 2020

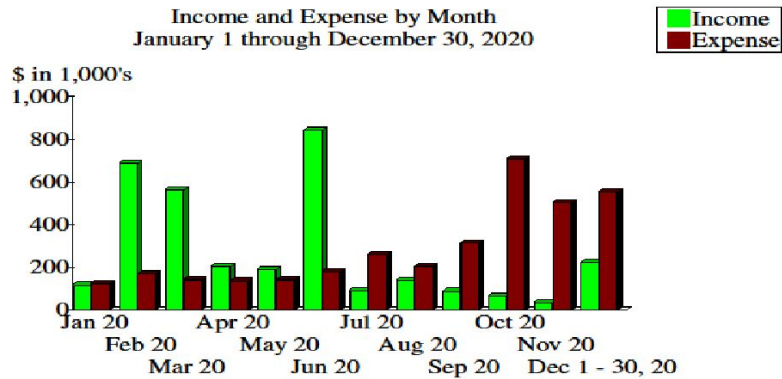


Income Summary
January 1 through December 30, 2020

GENERAL FUND	78.51%
GOLF & PARKS	16.43
REC CENTER	4.80
COMMUNITY PARK FU	0.15
PROGRAMS	0.11
Total	\$3,250,881.28



By Class



Expense Summary
January 1 through December 30, 2020

GOLF & PARKS	65.48%
REC CENTER	22.72
GENERAL FUND	8.03
PROGRAMS	2.88
COMMUNITY PARK FU	0.90
Total	\$3,449,767.75



By Class

Financial Situation for 2021

- The District has lost approx. **\$2M per year** in Property Tax Revenue since 2016; **a loss of 55%**.
- Residential properties only pay \$118,000 annually to PBMPRD in property taxes, or an average of \$27 per year per home.
- The District facilities (Battlement Mesa Golf Club and Grand Valley Recreation Center) are around 40 years old and need major capital improvements, infrastructure replacements and expenditures.



Grand Valley Rec Center

- Due to COVID, GVRC's membership rates will not increase in 2021. This will mean that the Rec Center will have a loss of approximately \$550,000 in 2021.
- The roof was only partially replaced in 2013-2014 and needs to be finished.
- The tennis courts are anticipated to be renovated to include pickleball and basketball hoops.
- The locker & shower rooms and restrooms need to be upgraded in 2021. The District hopes to replace the carpet as well. The District will be applying for grants for a portion of this.
- Plumbing is in a constant state of repair and will need to be evaluated for replacement.
- Rec Center charges for services will cover only 30% of their expenses. When the COVID restrictions are lifted the District must increase rates at least 5% per year in the future.



Battlement Mesa Golf Club

- The entire irrigation system will be replaced by mid 2021. This will decrease water costs and payroll as the course currently needs to be hand watered in locations.
- Cart paths have tree roots growing in them and should be replaced.
- The current gas tank is underground and for safety and ease of use, gas should be maintained in an above ground tank.
- The Pro Shop and Maintenance Buildings are run down and need to be refurbished.
- Golf equipment and carts have a life expectancy of around 8 years and annual expenditures for equipment is around \$100,000.

Financial Situation for 2021



Programs & Activities

- Programs run at a loss and will run a deficit of \$90,000 in 2021.
- Approximately 70-80% of the Grand Valley School District students receive a free lunch and many of these youth receive discounted rates for sports programs and activities.
- PBMPRD is one of the few Districts in the area that offer all sports programs. Many other towns and districts have moved to club sports that are organized and managed by parents.
- Also, the cost for referees and scorekeepers is an additional expense.
- The biggest draw to the community is the Craft Fair which is held every November and has more than 3,000 attendees. However, this may not be possible in 2021 unless COVID restrictions ease.



The Community Park

- The Community Park still has approximately \$100,000 in capital projects to complete the Master Plan.
- Annual operating expense are approximately \$35,000 for maintenance & water.
- There has been vandalism at the Park and cameras and lights must be installed to alleviate this problem.
- PBM Trail & Tanker 56 Bike Trail will require maintenance as well.



Capital Projects and Improvements

Total Capital Expenditures
\$5,578,628



COMMUNITY PARK:

\$1,958,938 Western Town and Playground Capital Project (with funding from GOCO)

- Community Park Playground Grand Opening
- Paved road into park and parking lots
- Restroom constructed
- Bike flow trail constructed by Grand Valley Fire Protection District
- Concrete sidewalks
- Sign for park entrance
- Canopies installed above picnic tables
- Architect hired to develop plan for pavilion
- Additional sidewalks for internal and surrounding park
- Solar lights installed in 2019



BATTLEMENT MESA GOLF CLUB & PARKS: **\$2,624,382**

- Irrigation System in conjunction with assistance from URSA
- Level 12 tee boxes
- Paved upper parking lot
- Ordered new computers and installed new Point of Sale software
- Pro-Shop Retail area expansion and new flooring
- Purchased new sprayer and club cart
- Purchased 60 new carts in 2018, which save on fuel costs
- Sign for golf entrance
- Constructed new refrigeration area for restaurant
- Purchased new appliances for restaurant
- Greens/tee mowers & maintenance carts
- Repaved lower parking lot
- New rough and greens mowers
- Daisy Ditch metering and water rights
- Cart Paths - partial
- Irrigation system capital project: Front & back nine

Capital Projects and Improvements



GRAND VALLEY RECREATION CENTER AND PROGRAMS: \$671,016

- Constructed new sauna
- Increased Room Rentals
- Striped parking lot
- Painted pickleball lines on tennis courts
- Removed fountain in front of Center due to water loss
- Repainted and made room divider repairs in Grand Valley Room
- Re-plastered entire pool
- Installed new concrete on pool deck-tile was chipped and sharp
- Installed new fire system (with funding from FMLD)
- Ordered new exercise equipment
- Installed new TVs with headsets
- Consolidated sports programs to decrease expense
- Numerous expenditures for sports equipment
- Sign for rec center entrance
- New computers-had been running on Windows 7
- Pool slides & hot tub repairs
- Furniture & office equipment
- Replaced boiler
- ADA lift for pool & pool blanket
- HVAC
- New ceiling-Grand Valley Room



PBM TRAIL: \$292,792

The District constructed a trail that connects various facilities and provides additional sidewalks within the Community Park. The Grand Valley Fire District constructed the bike flow trail. The Trail is named "Tanker 56" in honor of the air tanker that crashed into Lower Doghead Ridge on July 16, 1976 during the Battlement Creek Fire. PBMPRD has received a \$200,000 grant from Garfield County and \$25,000 from Battlement Mesa Metro District for the construction.



ROPES COURSE: \$31,500

PBMPRD and Garfield County School District have applied for and received funding from Garfield County Federal and Mineral Lease District to construct a ropes course at the Garfield County School District 16 Administration Office, 460 Stone Quarry Road, Parachute. PBMPRD and Garfield County School District each contributed \$31,500 toward the course.

DISTRICT 2021 BUDGET

INCOME		EXPENSE	
CTF	\$22,000	G&A (General/Admin)	\$332,725
Contributions	\$14,800	Contingency	\$35,000
Grants	\$50,000	Non-Operating Exp.	\$40,000
Interest Income	\$37,500	Operating Exp.	\$507,050
Property Taxes & SOT	\$1,910,915	Payroll Exp.	\$1,137,373
Rental Income	<u>\$15,900</u>	Repairs/Maintenance	<u>\$112,000</u>
Total Non-Operating Income	\$2,051,115	Total Expenses	\$2,164,148
		CAPITAL OUTLAY	
Operating Income	\$844,178	Daisy Ditch well/meter	\$10,000
COGS	<u>-\$60,000</u>	Irrigation System	\$1,000,000
Total Operating Income	<u>\$784,178</u>	Rec Center pool project	\$20,000
TOTAL INCOME	\$2,835,293	Rec Center Bldg. Improve	<u>\$125,000</u>
		Total Capital	\$1,155,000
NET INCOME	(\$483,855)		

Expense Notes:

General and Administrative Expense: Property & liability insurance, Workers Comp, accounting, payroll services, advertising and promotion, bank card fees, website, computer, internet, district management, legal, audits, phone, security system, dues, training, postage, office supplies and equipment, printing, grant preparation, employee background checks and \$35,000 in contingency. Normal G&A % is 35%-45%.

Non-operating Expense: Garfield County Treasurer's fees.

Operating Expense: Course maintenance expense, landscape maintenance, parks operations, Pro-shop expenses, program expenses, Rec Center expenses, utilities, supplies, contract labor, etc.

Payroll Expenses: Salary and hourly wages, independent contractors, health insurance, retirement 457B, payroll taxes, and paid time off. Minimum wage increased to \$12.32/hr. in 2021. Also, now required to pay sick time at 1 hour for every 30 hours worked for part time and seasonal employees.