

BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Chris Bremner	President (District 5,6,8)	May 2025
Neil Simpson	Treasurer (District 7) & Asst. Secretary (District 5,6,8)	May 2027
Lyndsey Paavilainen	Asst. Secretary (District 5,6,8)	May 2025
Matthew Haley	Secretary & Treasurer (District 5,6,8)	May 2027
Brad Wilkin	Asst. Secretary (District 5,6,8)	May 2025
Chelsea Dale	Asst. Secretary (District 7)	May 2025
Cheri Skaggs	Asst. Secretary (District 7)	May 2025
Tim Wagley	Secretary (District 7)	May 2027
Steve Parker	President (District 7)	May 2025

Date: July 23, 2024 (Tuesday)

Time: 4:00 P.M.

Place: ZOOM & Teleconference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83061484509?pwd=UHdvMHLvSkoyUVdyQnR1TmR4VnFiQT09>

Webinar ID: 830 6148 4509; Passcode: 581907

Telephone: 1 669 444 9171; OR 1 719 359 4580

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1 – 2)**
- D. Public Comment. (Limited to 3-Minutes Per Person)
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – April 23, 2024, Regular Meeting. **(Pages 3 – 7)**
- B. Ratification of Payment of Claims. **(Pages 8 – 9)**

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report. (Informational Enclosure) **(Pages 10 – 12)**
- B. Operations and Maintenance Report. (Informational Enclosure) **(Pages 13 – 16)**
- C. Consider Appointment from District No. 7 to Operations Board.

IV. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements for the period ending June 30, 2024.
(Pages 17 – 24)
- B. Review and Consider Approval of 2023 Audited Financial Statements for District No. 6. **(To Be Distributed Under Separate Cover)**
- C. Public Hearing regarding the Proposed Amended 2023 Budgets.
- D. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

V. DIRECTOR ITEMS**VI. OTHER MATTERS****VII. ADJOURNMENT**

******The next Regular Meeting is scheduled for Tuesday, October 22, 2024******

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8

HELD
April 23, 2024

The Regular Meeting of Brighton Crossing Metropolitan District Nos. 5-8 was held via Zoom and Teleconference on Tuesday, April 23, 2024, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Chris Bremner (District 5,6,8)
Neil Simpson (District 5-8)
Lyndsey Paavilainen (District 5,6,8)
Matthew Haley (District 5,6,8)
Cheri Skaggs (District 7)
Tim Wagley (District 7)
Steve Parker (District 7)

Directors Absent, but Excused:

Brad Wilkin (District 5,6,8)
Chelsea Dale (District 7)

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Andrew Kunkel, Tracie Kaminski, and Michael Garcia;
Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Brighton Crossing Metropolitan District Nos. 5-8 (collectively, the “District”) was called to order by Director Bremner at 4:04 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Gray noted that a quorum was present, with four out of five Directors in attendance for Districts Nos. 5, 6, and 8 and four out of five Directors in attendance for District No. 7. All Board Members confirmed their qualifications to serve on the Boards. Mr. Gray advised

RECORD OF PROCEEDINGS

the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Gray reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Gray inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Gray reviewed the items on the consent agenda with the Boards. Mr. Gray advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Bremner, Seconded by Director Simpson, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – February 27, 2024, Regular Meeting. District No. 6 March 21, 2024, Special Meeting.
- B. Payment of Claims.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Boards.

Operations and Maintenance Report: Mr. Parrish noted that the Operations and Maintenance Report was included as an information

RECORD OF PROCEEDINGS

enclosure in the Meeting Packet and provided an opportunity for Directors to ask questions.

CAPITAL MATTERS

There were no Capital Matters to come before the Boards.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending March 31, 2024, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending March 31, 2024, as presented.

2023 Audit Exemptions for District Nos. 5, 7, & 8: Ms. Kaminski presented the 2023 Applications for Exemption from Financial Audit for District Nos. 5, 7, & 8 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to ratify the 2023 Audit Exemptions for District Nos. 5, 7, & 8, as presented.

2023
AMENDED
BUDGET HEARING

Ms. Kaminski opened the 2023 Amended Budget Hearing for Brighton Crossing Metropolitan District Nos. 5, 6, & 7. Ms. Kaminski reported that notice of the budget hearing was published in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. Kaminski reviewed the amended budgets in detail and answered questions. The amended budgets for the District are as follows:

District No. 5
General Fund: \$167,969.00

District No. 6
Capital Fund: \$19,264,355.00

District No. 7
General Fund: \$145,078.00

RECORD OF PROCEEDINGS

Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Haley, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolutions to Adopt the 2023 Amended Budgets and appropriate funds for Brighton Crossing Metropolitan District Nos. 5, 6, & 7, and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

LEGAL ITEMS

Public Entity Digital Accessibility Standards: Mr. Gray and Mr. Parrish discussed the Public Entity Digital Accessibility Standards with the Boards and answered questions.

Proposal from Streamline to Provide Website and Accessibility Services: Mr. Gray presented the Proposal from Streamline to Provide Website and Accessibility Services to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the Streamline Proposal to Provide Website and Accessibility Services, as presented.

DIRECTOR MATTERS

Director Parker requested an updated timeline for the construction of Venture Park and Director Bremner and Director Haley responded.

OTHER MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, the meeting was adjourned at 4:29 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

RECORD OF PROCEEDINGS

Respectfully submitted,

Andrew Kunkel, Recording Secretary for the Meeting

Draft

Brighton Crossing Metropolitan District No. 6
Check Detail - Board Packet
 April 16 through July 14, 2024

Num	Date	Name	Account	Paid Amount
Bill.com	04/30/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
25960	03/31/2024		3-55010 · Capital Services	1,160.00
TOTAL				<u>1,160.00</u>
Bill.com	04/30/2024	White, Bear & Ankele P.C.	1072 - Bill.com Money Out Clearing	
34028	03/31/2024		1-51110 · Legal	2,003.26
			1-51050 · Election Costs	70.73
TOTAL				<u>2,073.99</u>
Bill.com	04/30/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
26003	03/31/2024		1-51040 · District Management	3,083.32
			1-51000 · Accounting & Finance	2,749.99
TOTAL				<u>5,833.31</u>
N/A	05/07/2024	Bill.com	1-11010 · First Bank District 6	
24057075396	04/30/2024		1-51120 · Office, Dues & Other	74.98
TOTAL				<u>74.98</u>
Bill.com	05/24/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
26117	04/30/2024		3-55010 · Capital Services	3,040.00
TOTAL				<u>3,040.00</u>
Bill.com	05/24/2024	Waas Campbell Rivera Johnson & Velasquez	1072 - Bill.com Money Out Clearing	
843918	03/31/2024		1-51110 · Legal	2,320.00
TOTAL				<u>2,320.00</u>
Bill.com	05/24/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
26160	04/30/2024		1-51040 · District Management	3,083.32
			1-51000 · Accounting & Finance	2,749.99
			1-51120 · Office, Dues & Other	134.66
TOTAL				<u>5,967.97</u>
Bill.com	05/24/2024	White, Bear & Ankele P.C.	1072 - Bill.com Money Out Clearing	
34478	04/30/2024		1-51110 · Legal	1,917.41
TOTAL				<u>1,917.41</u>

Brighton Crossing Metropolitan District No. 6
Check Detail - Board Packet
 April 16 through July 14, 2024

Num	Date	Name	Account	Paid Amount
Bill.com	05/24/2024	Hinkle & Company PC	1072 - Bill.com Money Out Clearing	
15226	04/30/2024		1-51010 · Auditing	2,000.00
TOTAL				<u>2,000.00</u>
N/A	06/06/2024	Bill.com	1-11010 · First Bank District 6	
24067418529	05/31/2024		1-51120 · Office, Dues & Other	76.67
TOTAL				<u>76.67</u>
Bill.com	06/28/2024	Waas Campbell Rivera Johnson & Velasquez	1072 - Bill.com Money Out Clearing	
844203	04/30/2024		1-51110 · Legal	3,243.50
TOTAL				<u>3,243.50</u>
Bill.com	06/28/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
26299	05/31/2024		1-51040 · District Management	3,083.47
			1-51000 · Accounting & Finance	2,750.12
TOTAL				<u>5,833.59</u>
Bill.com	06/28/2024	Pinnacle Consulting Group, Inc	1072 - Bill.com Money Out Clearing	
26263	05/31/2024		3-55010 · Capital Services	3,280.00
TOTAL				<u>3,280.00</u>
Bill.com	06/28/2024	White, Bear & Ankele P.C.	1072 - Bill.com Money Out Clearing	
35051	05/31/2024		1-51110 · Legal	368.64
TOTAL				<u>368.64</u>
			TOTAL	<u><u>\$ 37,190.06</u></u>



To: Brighton Crossings Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: July 23, 2024

General District Matters

- **Primary Contact:** Please contact Kenny Parrish District Manager, at kennyp@pcgi.com or BCMDadmin@pcgi.com or BCOPSadmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** There have been no updates to your Client Services Team since the April Board Meetings. Organization charts are available upon request.
- **District Matters:** The District's management team executed District matters since the April 23, 2024, Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- **Management & Administration Updates & Activities:** Recently the District's management team has prioritized the following items:
 - We have posted notice to fill vacancy on District No. 4 board on two occasions. We are vetting one identified candidate. We are continuing to request resident participations to fill the final seat.
 - District No. 7 will be nominating a member to serve on the Operations Board.
 - The swimming pool season is well underway. The splash pad has been functioning as intended. The July 4th holiday was less congested than years past.
 - The Enhancement Committee recommended purchasing sun-sail for park area adjacent to Fitness Center. It has been installed.
 - The District website was successfully migrated to the Streamline platform on July 1st. Updates are expected to occur throughout the month.
 - We are in the process of scheduling the kick-off meetings for the 2025 Budget Planning.
- **Conference Calls/Coordination Meetings:** Your District Management team conducted the Brighton Crossing Developer Coordination meetings in May, June, and July, to discuss issues relevant to the community and highlight upcoming activities and developments.

Brighton Crossings Metropolitan District
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: 970-617-2462
 Email: info@brightoncrossingsmd.live

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- **Website Analytics:** Website analytics allows management to review website activity throughout the year. Please note that this data was received prior to the website migration to the new platform.

Last Month	Data	Top 3 Pages Viewed
829 Visits	1m 21s is avg session duration	Ammenities Page
Up 12% from previous month	74% of users access via desktop	Design Review
2099 Page Views	Top referrals are from E-Unify	Resident Log In

- **Compliance Matters:** Annually, District Management ensures the District meets required statutory responsibilities and tracks compliance accordingly.

Compliance Matters	Responsible	Due Date	Completion Date
File Boundary Map	PCGI	01/01/24	completed
Post Transparency Notice	PCGI	01/15/24	completed
File Certified Copy of Adopted Budget	PCGI	01/31/24	completed
Renew SDA Membership	PCGI	03/01/24	completed
File Audit Exemptions	PCGI	03/31/24	completed
Submit Audit to Governing Board	PCGI	06/30/24	completed
File Audit	PCGI	07/30/24	
File Annual Report	PCGI	10/01/24	
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/24	
Renew Property & Liability Insurance	PCGI	12/01/24	
Certify Mill Levies	PCGI	12/15/24	
Adopt Budget	PCGI	12/31/24	
Ensure Website Compliance	PCGI	12/31/24	
Payables	PCGI/Board	Monthly	Sent to Board the third week of the month

Community Management Updates & Activities

- **Update on Lot Closings and Collection of Operations Fees:**
 - Operation Fees: In 2024 the Management Team has billed \$1,170,423.61 YTD. On July 1st, 2024, the Management Team billed Q3 operations fees. There was a total of 1,635 homes billed for a total of \$392,400 in operation fees.
 - O&M Collections: The District has 53 active accounts that remain in collections for O&M fees as of July 18, 2024. There have been 40 accounts sent over in 2024.
- **Phone and Email Communications:**
 - In order for our team to manage the structure and budget allocation adopted by the Brighton Crossings Operations Board all emails and voicemails are checked daily by team members and responded to or elevated for a response from management if necessary.
 - The Management team has made eleven posts on the District's website for news to the residents in 2024.
 - The District has sent out 24 email blasts to the community in 2024.

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- The District has received 603 incoming calls and voicemails in 2024. The top reasons for voicemails are listed below:
 - Billing
 - Account login information.
 - Late fee questions.
 - Setting up scheduled payments,
 - ARC
 - Question on requirements on plans.
 - Question on how to submit a plan.
 - Question on how to pay for the plan.
 - Question on the status of landscaping plans.
 - Covenant Enforcement
 - Questions on letters sent out.
 - General
 - Venture Center/Pool Access
 - Question on status letter/closings.
 - New owners move in questions.
- **Covenant Inspections:**
 - Covenant inspections for the District occur monthly. There have been 434 violation letters issued in 2024. The top reasons for violation letters were as follows:
 - Landscaping Maintenance.
 - No submission of application for rear yard landscaping.
 - Trash cans.
 - Items installed without application.
- **Design Review Coordination:**
 - The District's management team has received 123 homeowner applications YTD in 2024.
- **Homeowner Closings:**

The District's management team processed 294 homeowner closings in 2024. This includes all sales, including from developer to builder, builder to owner, and owner to owner.



Brighton Crossings Metropolitan District Monthly O&M Report: [July 2024]

Budget and Contract Notes

- The district remains within budget for the 2024 operations plan.

Previous Month Updates

- Tree tagging / tree assessment start up.
- Irrigation backflow testing.
- Enhancement Committee project coordination.
- Concrete walkways pavement assessment
- Fencing assessment
- Playground repairs and upgrades assessment.

Current Month Updates

- Summer fertilization.
- Refresh mulch beds
- O&M scope review / pricing requests.
- Tree Assessment and remove dead trees, as necessary.
- Meet onsite with Board representatives for 2025 budget needs.
- **Structural Tree Pruning along Bridge Street Complete.**
 - Large cottonwood trees along 50th Ave were structurally pruned to create 5-10 ft. clearance from homes and lift the lower branches for ease of walkway access.



Figure 1- Before Pruning



Figure 2 - After Pruning

- **Pool & Splash Pad Updates**

- The Splash Pad maintenance performed in the winter was successful. The splash pad is running continuously with no downtime.
- The activity pool and lap pool equipment are working properly, and chemicals are balanced correctly.
- The 4th of July weekend the pool was very accessible.



Figure 3 - Lap Pool



Figure 4 - Activity Pool with Splash Pad in Operation

- **Enhancement Committee Additions**

- The Brighton Enhancement committee added 2 benches to the pool area. These benches have been helpful with seating for residents entering and exiting the pool area
- The Brighton Enhancement committee also added a Shade sail at Crossings Park on Tanner's Peak near the playground. Adding some much-needed sun protection for the area.



Figure 5- Bench additions at Pool Entry Gate



Figure 6 - Shade Sail @ Crossings Park 4877 Tanners Peak

- **Mulch Refresh - Ongoing.**

- Flower bed mulch refreshment is ongoing at various locations around the district.
- Mulch refresh to commence on walkways along 50th and Bridge streets.



Figure 7- Before Mulch Refresh



Figure 8- After Mulch Refresh



Figure 9 - Flower Bed along 50th. Beds on list for mulch refresh



- **Dead Tree Removal - Ongoing.**

- All trees with pink tags shall be removed by the end of July / early August.
- Tree replacement will happen in the fall. (September)



Figure 10- Trees with Pink tape will be removed.



Figure 11- Several large trees will be assessed for removal as well.

Goals for Next Month (August)

- Fence repairs as necessary.
- Meet onsite with district manager and board representatives for budget coordination.
- Draft 2025 O&M budget

Draft



Management Financial Statements

BOARD OF DIRECTORS
BRIGHTON METROPOLITAN DISTRICT NOS. 5-8

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2023 and June 30, 2024.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position and results of operations.

Tracie L. Kaminski

Pinnacle Consulting Group, Inc.
July 16, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
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BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6						
BALANCE SHEET						
			Unaudited	Unaudited		
			Actual	Actual		
			12/31/2023	6/30/2024		
Assets						
Current Assets						
Checking	\$	19,538	\$	38,607		
ColoTrust - Prime		-		194,142		
UMB 2020 Bond Fund		1,661,395		1,762,599		
UMB 2020 Capitalized Interest Fund		271,529		-		
UMB 2020 Bond Surplus Fund		4,708,281		4,831,895		
UMB 2020 Bond Project Fund		2,528		2,481		
Accounts Receivable		130,941		141,570		
Due from Brighton Crossing MD No. 4		4,316		4,316		
Due from County		1,585		32,498		
Property Tax Receivable		403,706		-		
Service Fees Receivable		4,683		408,290		
Prepaid Expense		10,084		-		
Total Current Assets	\$	7,218,586	\$	7,416,398		
Total Assets	\$	7,218,586	\$	7,416,398		
Liabilities						
Current Liabilities						
Accounts Payable	\$	27,236	\$	10,076		
Deferred Property Tax Revenue		403,706		-		
Due to Brighton Crossings Ops Board		71,561		377,634		
Total Current Liabilities	\$	502,503	\$	387,710		
Long-Term Liabilities						
2020A General Obligation Bonds	\$	43,570,000	\$	43,570,000		
Premium on 2020A GO Bonds		808,355		808,355		
Accrued Interest on Bonds		179,055		179,055		
Operating Advance Payable		97,541		97,541		
Operating Advance Interest Payable		27,567		29,148		
Capital Advance Payable		14,693,226		14,693,226		
Capital Advance Interest Payable		68,032		306,142		
Total Long-Term Debt	\$	59,443,775	\$	59,683,467		
Total Liabilities	\$	59,946,278	\$	60,071,176		
Fund Equity						
Net Investment in Capital Assets	\$	(59,443,775)	\$	(59,683,467)		
Fund Balance						
Nonspendable		10,084		-		
Restricted - TABOR		12,411		12,411		
Restricted - Debt Service		6,708,588		7,013,827		
Unassigned		(15,000)		2,450		
Total Fund Equity	\$	(52,727,692)	\$	(52,654,779)		
Total Liabilities & Fund Equity	\$	7,218,586	\$	7,416,398		
		=		=		

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 47,315	\$ 67,283	\$ 68,206	\$ 67,531	\$ 33,642	\$ 33,889
Specific Ownership Taxes	3,120	4,373	3,199	1,600	2,184	(584)
Development Fees	87,000	147,000	183,000	183,000	73,500	109,500
Service Fees from District No. 5	167,810	76,577	75,989	60,249	49,647	10,602
Service Fees from District No. 7	143,419	475,259	473,792	469,345	363,734	105,610
Service Fees from District No. 8	41,788	88,177	89,023	86,653	22,499	64,154
Interest & Other	4,926	1,000	103,711	44,665	500	44,165
Total Revenues	\$ 495,376	\$ 859,669	\$ 996,920	\$ 913,041	\$ 545,706	\$ 367,335
Expenditures						
Administration:						
Accounting and Finance	\$ 30,500	\$ 33,000	\$ 33,000	\$ 16,500	\$ 16,500	\$ -
District Management	34,500	37,000	37,000	18,500	18,500	-
Audit	6,000	6,000	6,000	2,000	3,000	(1,000)
Election	4,201	5,000	5,000	71	5,000	(4,929)
Insurance	9,513	11,416	10,084	10,084	11,416	(1,332)
Legal	34,815	75,000	47,182	23,591	37,500	(13,909)
Office, Dues, Newsletters & Other	15,246	4,000	4,000	2,844	1,998	846
Treasurer's Fees	698	1,009	1,023	1,013	504	509
Contingency	-	15,000	-	-	-	-
Transfer to BC Operations Board	278,241	661,160	835,337	831,073	327,646	503,427
Total Expenditures	\$ 413,714	\$ 848,585	\$ 978,625	\$ 905,676	\$ 422,064	\$ 483,611
Revenues Over/(Under) Exp	\$ 81,662	\$ 11,085	\$ 18,295	\$ 7,366	\$ 123,642	\$ (116,276)
Other Financing Sources						
Transfer from Capital Projects	\$ (85,698)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ (85,698)	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	11,531	14,705	7,495	7,495	14,705	(7,210)
Ending Fund Balance	\$ 7,495	\$ 25,790	\$ 25,790	\$ 14,861	\$ 138,347	\$ (123,486)
COMPONENTS OF ENDING FUND BALANCE:						
Emergency Reserve (3% of Revenues)	\$ 14,861	\$ 25,790	\$ 25,790	\$ 14,861		
Operating Reserve (25% of Expenses)	33,868	46,856	35,822	18,651		
Unrestricted	(41,234)	(46,856)	(35,822)	(18,651)		
TOTAL ENDING FUND BALANCE	\$ 7,495	\$ 25,790	\$ 25,790	\$ 14,861		
Mill Levy						
Operating	10.070	10.579	10.579	10.579		
Debt Service	50.349	52.896	52.896	52.896		
Total Mill Levy	60.419	63.475	63.475	63.475		
Assessed Value	\$ 55,730	\$ 4,730,510	\$ 4,730,510	\$ 4,730,510		
Property Tax Revenue						
Operating	\$ 561	\$ 50,044	\$ 50,044	\$ 50,044		
Debt Service	2,806	250,225	250,225	250,225		
Total Property Tax Revenue	\$ 3,367	\$ 300,269	\$ 300,269	\$ 300,269		

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 6						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
DEBT SERVICE FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 236,563	\$ 336,423	\$ 341,038	\$ 337,661	\$ 168,210	\$ 169,451
Specific Ownership Taxes	15,597	21,867	15,995	7,998	10,934	(2,936)
Transfer from District No. 5	74,048	157,895	154,937	151,253	102,004	49,249
Transfer from District No. 7	582,117	801,306	791,011	771,738	588,232	183,506
Interest Income	308,614	200,000	261,809	130,904	100,002	30,902
Total Revenues	\$ 1,216,939	\$ 1,517,491	\$ 1,564,790	\$ 1,399,554	\$ 969,381	\$ 430,173
Expenditures						
Bond Interest - Series 2020	\$ 2,178,500	\$ 2,178,500	\$ 2,178,500	\$ 1,089,250	\$ 1,089,250	\$ -
Paying Agent Fees	8,000	8,000	8,000	-	-	-
Treasurer's Fees	3,492	5,046	5,116	5,065	5,046	19
Contingency	-	5,000	-	-	5,000	(5,000)
Total Expenditures	\$ 2,189,992	\$ 2,196,546	\$ 2,191,616	\$ 1,094,315	\$ 1,099,296	\$ (4,981)
Revenues Over/(Under) Exp	\$ (973,053)	\$ (679,055)	\$ (626,826)	\$ 305,239	\$ (129,915)	\$ 435,154
Other Financing Sources						
Transfer from Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues and Other Financing Sources Over/(Under) Exp	\$ (973,053)	\$ (679,055)	\$ (626,826)	\$ 305,239	\$ (129,915)	\$ 435,154
Beginning Fund Balance	7,681,640	6,688,975	6,708,588	6,708,588	6,688,975	19,613
Ending Fund Balance	\$ 6,708,588	\$ 6,009,920	\$ 6,081,762	\$ 7,013,827	\$ 6,559,060	\$ 454,766
						=

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 5						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 14,041	\$ 30,073	\$ 30,073	\$ 30,016	\$ 20,048	\$ 9,968
Development Fees	153,000	45,000	45,000	30,000	11,250	18,750
Specific Ownership Taxes	422	1,955	1,357	678	652	26
Interest & Other	-	500	10	5	-	5
Total Revenues	\$ 167,463	\$ 77,528	\$ 76,440	\$ 60,699	\$ 31,950	\$ 28,749
Expenditures						
Treasurer's Fees	\$ 159	\$ 451	\$ 451	\$ 450	\$ 302	\$ 148
Service Fees to District No. 6	167,304	76,577	75,989	60,249	31,647	28,602
Contingency	-	500	-	-	-	-
Total Expenditures	\$ 167,463	\$ 77,528	\$ 76,440	\$ 60,699	\$ 31,949	\$ 28,750
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=
Mill Levy						
Operating	10.070	11.219	11.219	11.219		
Debt Service	50.349	56.099	56.099	56.099		
Total Mill Levy	60.419	67.318	67.318	67.318		
Assessed Value	\$ 16,090	\$ 2,680,560	\$ 2,680,560	\$ 2,680,560		
Property Tax Revenue						
Operating	\$ 162	\$ 30,073	\$ 30,073	\$ 30,073		
Debt Service	810	150,377	150,377	150,377		
Total Property Tax Revenue	\$ 972	\$ 180,450	\$ 180,450	\$ 180,450		
DEBT SERVICE FUND						
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 70,203	\$ 150,377	\$ 150,377	\$ 150,089	\$ 100,248	\$ 49,841
Specific Ownership Taxes	2,108	9,774	6,784	3,392	3,260	132
Interest & Other	-	2,500	50	24	-	24
Total Revenues	\$ 72,311	\$ 162,651	\$ 157,211	\$ 153,505	\$ 103,508	\$ 49,997
Expenditures						
Treasurer's Fees	\$ 795	\$ 2,256	\$ 2,274	\$ 2,252	1,504	\$ 748
Transfer to District No. 6	71,516	157,895	154,937	151,253	102,004	49,249
Contingency	-	2,500	-	-	-	-
Total Expenditures	\$ 72,311	\$ 162,651	\$ 157,211	\$ 153,505	\$ 103,508	\$ 49,997
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 109,749	\$ 152,627	\$ 153,761	\$ 152,996	\$ 101,752	\$ 51,244
Specific Ownership Taxes	3,507	9,921	7,288	3,644	4,134	(490)
Development Fees	27,000	315,000	315,000	315,000	78,750	236,250
Interest & Other	40	2,500	50	-	625	(625)
Total Revenues	\$ 140,295	\$ 480,048	\$ 476,099	\$ 471,640	\$ 185,261	\$ 286,379
Expenditures						
Treasurer's Fees	\$ 1,647	\$ 2,289	\$ 2,306	\$ 2,295	\$ 1,526	\$ 769
Service Fees to District No. 6	138,648	475,259	473,792	469,345	183,734	285,610
Contingency	-	2,500	-	-	-	-
Total Expenditures	\$ 140,295	\$ 480,048	\$ 476,099	\$ 471,640	\$ 185,261	\$ 286,379
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=
Mill Levy						
Operating	10.070	11.637	11.637	11.637		
Debt Service	50.349	58.186	58.186	58.186		
Total Mill Levy	60.419	69.823	69.823	69.823		
Assessed Value	\$ 8,431,400	\$ 13,115,670	\$ 13,115,670	\$ 13,115,670		
Property Tax Revenue						
Operating	\$ 84,904	\$ 152,627	\$ 152,627	\$ 152,627		
Debt Service	424,513	763,148	763,148	763,148		
Total Property Tax Revenue	\$ 509,417	\$ 915,775	\$ 915,775	\$ 915,775		
DEBT SERVICE FUND						
	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 548,765	\$ 763,148	\$ 765,757	\$ 764,992	\$ 572,364	\$ 192,628
Specific Ownership Taxes	17,534	49,605	36,441	18,220	23,204	(4,983)
Interest & Other	199	5,000	300	-	1,250	(1,250)
Total Revenues	\$ 566,498	\$ 817,753	\$ 802,498	\$ 783,213	\$ 596,818	\$ 186,395
Expenditures						
Treasurer's Fees	\$ 8,236	\$ 11,447	\$ 11,486	\$ 11,475	\$ 8,586	\$ 2,889
Transfer to District No. 6	558,263	801,306	791,011	771,738	588,232	183,506
Contingency	-	5,000	-	-	-	-
Total Expenditures	\$ 566,498	\$ 817,753	\$ 802,498	\$ 783,213	\$ 596,818	\$ 186,395
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 8						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
GENERAL FUND	2023	2024	2024	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2024	6/30/2024	6/30/2024
Revenues						
Property Taxes	\$ 39,623	\$ 83,978	\$ 86,477	\$ 86,047	\$ 20,994	\$ 65,053
Specific Ownership Taxes	1,329	5,459	3,793	1,897	1,820	77
Interest & Other	-	2,000	50	-	-	-
Total Revenues	\$ 40,952	\$ 91,437	\$ 90,320	\$ 87,943	\$ 22,814	\$ 65,130
Expenditures						
Treasurer's Fees	\$ 589	\$ 1,260	\$ 1,297	\$ 1,291	\$ 315	\$ 976
Service Fees to District No. 6	40,363	88,177	89,023	86,653	22,499	64,154
Contingency	-	2,000	-	-	-	-
Total Expenditures	\$ 40,952	\$ 91,437	\$ 90,320	\$ 87,943	\$ 22,814	\$ 65,130
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=
Mill Levy						
Operating	60.419	62.368	62.368	62.368		
Debt Service	0.000	0.000	0.000	0.000		
Total Mill Levy	60.419	62.368	62.368	62.368		
Assessed Value	\$ 140,200	\$ 1,346,490	\$ 1,346,490	\$ 1,346,490		
Property Tax Revenue						
Operating	\$ 8,471	\$ 83,978	\$ 83,978	\$ 83,978		
Total Property Tax Revenue	\$ 8,471	\$ 83,978	\$ 83,978	\$ 83,978		