

**Brighton Crossing Metropolitan District #4
Financial Statements**

March 31, 2018

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Brighton Crossing Metropolitan District #4

Management is responsible for the accompanying financial statements of each major fund of Brighton Crossing Metropolitan District #4, as of and for the period ended March 31, 2018, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the three months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Brighton Crossing Metropolitan District #4 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler, P.C.

June 1, 2018
Englewood, Colorado

Brighton Crossing Metropolitan District #4
Balance Sheet - Governmental Funds and Account Groups
March 31, 2018

See Accountant's Compilation Report

	General Fund	Capital Projects Fund	Debt Service Fund	Account Groups	Total All Funds
Assets					
Current assets					
Cash in CityWide	\$ 360,793	\$ -	\$ -	\$ -	\$ 360,793
Cash in Checking	578,451	114,670	-	-	693,121
Cash in investments	631,713	493,033	2,029,470	-	3,154,216
County tax receivable	3,505	-	27,677	-	31,182
Accounts Receivable - developer	-	239,209	-	-	239,209
Accounts receivable - assessments	39,097	-	-	-	39,097
Accounts receivable - other	-	10,157	-	-	10,157
Prepaid expense	191	-	-	-	191
Due from other funds	-	21,990	478,400	-	500,390
	<u>1,613,750</u>	<u>879,059</u>	<u>2,535,547</u>	<u>-</u>	<u>5,028,356</u>
Other assets					
Improvements	-	-	-	12,152,958	12,152,958
Amount available in debt service fund	-	-	-	2,535,547	2,535,547
Amount to be provided for retirement of debt	-	-	-	43,567,829	43,567,829
	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,256,334</u>	<u>58,256,334</u>
	<u>\$ 1,613,750</u>	<u>\$ 879,059</u>	<u>\$ 2,535,547</u>	<u>\$ 58,256,334</u>	<u>\$ 63,284,690</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 90,893	\$ 371,882	\$ -	\$ -	\$ 462,775
Prepaid/escrow	1,475	-	-	-	1,475
Retainage Payable	-	507,177	-	-	507,177
Due to other funds	500,390	-	-	-	500,390
	<u>592,758</u>	<u>879,059</u>	<u>-</u>	<u>-</u>	<u>1,471,817</u>
General obligation bonds	-	-	-	31,893,002	31,893,002
Developer advance general fund	-	-	-	2,680,900	2,680,900
Developer advance capital fund	-	-	-	4,075,292	4,075,292
Developer advance debt fund	-	-	-	14,210,374	14,210,374
Total liabilities	<u>592,758</u>	<u>879,059</u>	<u>-</u>	<u>46,103,376</u>	<u>47,575,193</u>
Fund Equity					
Investment in fixed assets	-	-	-	12,152,958	12,152,958
Fund balance (deficit)	<u>1,020,992</u>	<u>-</u>	<u>2,535,547</u>	<u>-</u>	<u>3,556,539</u>
	<u>1,020,992</u>	<u>-</u>	<u>2,535,547</u>	<u>12,152,958</u>	<u>15,709,497</u>
	<u>\$ 1,613,750</u>	<u>\$ 879,059</u>	<u>\$ 2,535,547</u>	<u>\$ 58,256,334</u>	<u>\$ 63,284,690</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

**Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 2018
General Fund**

	<u>Adopted Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues:			
Property taxes	\$ 160,778	\$ 63,744	\$ (97,034)
Specific ownership taxes	11,254	2,816	(8,438)
Park impact fees (135 @ \$1,780)	75,000	-	(75,000)
Development fees (135 @ \$2,743)	444,366	145,379	(298,987)
Homeowners' fees (815 @ \$135/qtr)	394,875	110,142	(284,733)
Fine/Late Legal Fees	40,000	1,948	(38,052)
Alley fees (120 homes @\$15/mo)	21,600	7,565	(14,035)
Courtyard fees (25 homes @ \$25/mo)	7,500	2,402	(5,098)
Conservation Trust fund	5,000	1,527	(3,473)
Interest income	3,000	977	(2,023)
Total revenues	1,163,373	336,500	(826,873)
Expenditures:			
Property management	140,870	14,602	126,268
Accounting	8,000	4,526	3,474
Audit	6,000	-	6,000
Collections	12,000	1,789	10,211
Elections	2,000	1,120	880
General administration/bank fees	9,000	13,488	(4,488)
Insurance	15,000	21,803	(6,803)
Legal	35,000	14,110	20,890
Treasurer's fees	2,412	956	1,456
Utilities	107,000	-	107,000
Website/newsletter	4,000	1,617	2,383
Grounds expenses:			
Landscape contract	95,000	19,309	75,691
Winter watering	7,000	2,860	4,140
Irrigation repair	45,000	196	44,804
Mulch replacement	40,000	-	40,000
Tree & schub maint/repl	20,000	-	20,000
Tree & schub spraying	30,000	1,893	28,107
Shrub replacement/annual flowers	80,000	-	80,000
Pest control	5,000	-	5,000
Snow removal	30,000	16,511	13,489
Light maintenance/replacement	3,000	-	3,000
Fence/gate repair	5,000	-	5,000
Fountain maintenance	6,000	-	6,000
General grounds maintenance	3,000	908	2,092
Alley maintenance/snow removal	20,000	-	20,000
Holiday lighting	10,000	-	10,000
Asphalt/paving	6,000	2,966	3,034
Courtyard maintenance	8,000	-	8,000

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

**Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 2018
General Fund (continued)**

	<u>Adopted Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Pool maintenance/operations			
Telephone/gate system	3,000	534	2,466
Pool contract	65,000	-	65,000
Pool maintenance	6,000	-	6,000
Pool furniture	5,000	-	5,000
Pool supplies/chemicals	8,100	973	7,127
Outside/inside building maintenance	5,000	-	5,000
General beach club	7,000	-	7,000
Master association expenses			
Professional expense	93,913	7,721	86,192
Trash removal	155,000	25,780	129,220
Recreation center and park			
Property insurance	10,000	(76)	10,076
Facilities management	60,000	27,480	32,520
Snow removal	4,000	-	4,000
Pest control	2,000	-	2,000
Pet clean up	3,000	1,055	1,945
Lighting/electrical repairs	500	-	500
Trash removal	600	-	600
Telephone	1,200	-	1,200
Security monitoring	2,000	1,128	872
Janitorial supplies	1,500	677	823
Seasonal decoration/neighborhood events	8,000	-	8,000
Water	4,000	-	4,000
Gas/electric	5,000	8,592	(3,592)
Fitness equipment leasing	7,000	-	7,000
Cleaning	10,000	1,095	8,905
TV service	3,600	1,166	2,434
Rec center office supplies	5,000	2,286	2,714
Rec center maintenance	6,000	46	5,954
Neighborhood events	10,000	1,952	8,048
Emergency reserve	37,071	-	37,071
Reserve per study	100,000	-	100,000
Contingency	216,607	-	216,607
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Total expenditures	1,599,373	199,063	1,400,310
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Excess (deficiency) of revenues over expenditures	(436,000)	137,437	573,437
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Fund Balance - beginning	436,000	883,555	447,555
Fund balance - ending	\$ <u> -</u>	\$ <u>1,020,992</u>	\$ <u>1,020,992</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 2018
Capital Fund

	Amended Adopted <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues:			
Developer advances	\$ 10,645,618	\$ 447,331	\$ (10,198,287)
Interest income	-	2,047	2,047
Total revenues	<u>10,645,618</u>	<u>449,378</u>	<u>(10,196,240)</u>
Expenditures:			
Accounting	16,000	2,522	13,478
Legal	40,000	15,911	24,089
Miscellaneous	5,000	-	5,000
Capital improvements	<u>10,584,618</u>	<u>448,803</u>	<u>10,135,815</u>
Total expenditures	<u>10,645,618</u>	<u>467,236</u>	<u>10,178,382</u>
Excess (deficiency) of revenues over expenditures	-	(17,858)	(17,858)
Fund Balance - beginning	<u>-</u>	<u>17,858</u>	<u>17,858</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 2018
Debt Service Fund

	Amended Adopted <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues:			
Property taxes	\$ 1,269,621	\$ 503,368	\$ (766,253)
Specific ownership taxes	88,873	22,240	(66,633)
Interest/other income	9,000	7,109	(1,891)
	<u>1,367,494</u>	<u>532,717</u>	<u>(834,777)</u>
Total revenues			
Expenditures:			
Bond interest-series 2017	1,238,876	-	1,238,876
Paying agent fees	6,000	-	6,000
Miscellaneous	539	-	539
Treasurer fees	19,044	7,551	11,493
	<u>1,264,459</u>	<u>7,551</u>	<u>1,256,908</u>
Total expenditures			
Excess (deficiency) of revenues over expenditures	103,035	525,166	422,131
Fund Balance - beginning	<u>1,988,220</u>	<u>2,010,381</u>	<u>22,161</u>
Fund balance - ending	\$ <u><u>2,091,255</u></u>	\$ <u><u>2,535,547</u></u>	\$ <u><u>444,292</u></u>