

Brighton Crossing Metropolitan District #4
Financial Statements

September 30, 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 September 30, 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 nine 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, PC

November 8, 2018
Englewood, Colorado

Brighton Crossing Metropolitan District #4
Balance Sheet - Governmental Funds and Account Groups
September 30, 2018

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in Checking	\$ 815,754	\$ 271,013	\$ -	\$ -	\$ 1,086,767
Cash in investments	107,303	438,281	2,783,866	-	3,329,450
County tax receivable	1,292	-	10,200	-	11,492
Accounts Receivable - developer	-	-	-	-	-
Accounts receivable - assessments	12,998	-	-	-	12,998
Accounts receivable - other	-	10,157	-	-	10,157
Prepaid expense	-	-	-	-	-
Due from other funds	81,143	-	22,006	-	103,149
	<u>1,018,490</u>	<u>719,451</u>	<u>2,816,072</u>	<u>-</u>	<u>4,554,013</u>
Other assets					
Improvements	-	-	-	12,152,958	12,152,958
Amount available in debt service fund	-	-	-	2,816,072	2,816,072
Amount to be provided for retirement of debt	-	-	-	43,701,148	43,701,148
	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,670,178</u>	<u>58,670,178</u>
	<u>\$ 1,018,490</u>	<u>\$ 719,451</u>	<u>\$ 2,816,072</u>	<u>\$ 58,670,178</u>	<u>\$ 63,224,191</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 274,197	\$ 304,952	\$ -	\$ -	\$ 579,149
Prepaid/escrow	1,022	-	-	-	1,022
Retainage Payable	-	288,266	-	-	288,266
Due to other funds	-	103,149	-	-	103,149
	<u>275,219</u>	<u>696,367</u>	<u>-</u>	<u>-</u>	<u>971,586</u>
General obligation bonds	-	-	-	31,893,002	31,893,002
Developer advance general fund	-	-	-	2,734,572	2,734,572
Developer advance capital fund	-	-	-	5,010,189	5,010,189
Developer advance debt fund	-	-	-	14,624,218	14,624,218
Total liabilities	<u>275,219</u>	<u>696,367</u>	<u>-</u>	<u>46,517,220</u>	<u>47,488,806</u>
Fund Equity					
Investment in fixed assets	-	-	-	12,152,958	12,152,958
Fund balance (deficit)	743,271	23,084	2,816,072	-	3,582,427
	<u>743,271</u>	<u>23,084</u>	<u>2,816,072</u>	<u>12,152,958</u>	<u>15,735,385</u>
	<u>\$ 1,018,490</u>	<u>\$ 719,451</u>	<u>\$ 2,816,072</u>	<u>\$ 58,670,178</u>	<u>\$ 63,224,191</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Nine Months Ended September 30, 2018
General Fund

	<u>Adopted</u> <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues:			
Property taxes	\$ 160,778	\$ 160,554	\$ (224)
Specific ownership taxes	11,254	9,822	(1,432)
Park impact fees (135 @ \$1,780)	75,000	-	(75,000)
Development fees (135 @ \$2,743)	444,366	334,646	(109,720)
Homeowners' fees (815 @ \$135/qtr)	394,875	360,173	(34,702)
Fine/Late Legal Fees	40,000	3,861	(36,139)
Alley fees (120 homes @\$15/mo)	21,600	24,702	3,102
Courtyard fees (25 homes @ \$25/mo)	7,500	8,036	536
Conservation Trust fund	5,000	5,053	53
Interest/misc income	3,000	8,157	5,157
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Total revenues	1,163,373	915,004	(248,369)
Expenditures:			
Property management	140,870	76,328	64,542
Accounting	8,000	7,270	730
Audit	6,000	-	6,000
Collections	12,000	5,468	6,532
Elections	2,000	1,276	724
General administration/bank fees	9,000	42,617	(33,617)
Insurance	15,000	22,053	(7,053)
Legal	35,000	26,408	8,592
Treasurer's fees	2,412	2,409	3
Utilities	107,000	237,452	(130,452)
Website/newsletter	4,000	4,426	(426)
Grounds expenses:			
Landscape contract	95,000	57,927	37,073
Winter watering	7,000	2,860	4,140
Irrigation repair	45,000	24,926	20,074
Mulch replacement	40,000	48,393	(8,393)
Tree & schub maint/repl	20,000	732	19,268
Tree & schub spraying	30,000	5,509	24,491
Shrub replacement/annual flowers	80,000	46,808	33,192
Pest control	5,000	471	4,529
Snow removal	30,000	16,511	13,489
Light maintenance/replacement	3,000	2,099	901
Fence/gate repair	5,000	-	5,000
Fountain maintenance	6,000	3,900	2,100
General grounds maintenance	3,000	2,176	824
Alley maintenance/snow removal	20,000	4,191	15,809
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 Nine Months Ended September 30, 2018
 General Fund (continued)

	Adopted <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Pool maintenance/operations			
Telephone/gate system	3,000	1,298	1,702
Pool contract	65,000	62,100	2,900
Pool maintenance	6,000	4,520	1,480
Pool furniture	5,000	84	4,916
Pool supplies/chemicals	8,100	3,646	4,454
Outside/inside building maintenance	5,000	-	5,000
General beach club	7,000	927	6,073
Master association expenses			
Professional expense	93,913	60,490	33,423
Trash removal	155,000	82,063	72,937
Recreation center and park			
Property insurance	10,000	(76)	10,076
Facilities management	60,000	78,013	(18,013)
Snow removal	4,000	-	4,000
Pest control	2,000	-	2,000
Pet clean up	3,000	3,575	(575)
Lighting/electrical repairs	500	-	500
Trash removal	600	-	600
Telephone	1,200	-	1,200
Security monitoring	2,000	2,561	(561)
Janitorial supplies	1,500	967	533
Seasonal decoration/neighborhood events	8,000	-	8,000
Water	4,000	39,984	(35,984)
Gas/electric	5,000	4,405	595
Fitness equipment leasing	7,000	-	7,000
Cleaning	10,000	12,334	(2,334)
TV service	3,600	2,486	1,114
Rec center office supplies	5,000	2,740	2,260
Rec center maintenance	6,000	3,285	2,715
Neighborhood events	10,000	2,260	7,740
Bad Debt	-	42,450	(42,450)
Emergency reserve	37,071	-	37,071
Reserve per study	100,000	-	100,000
Contingency	216,607	-	216,607
	<u>1,599,373</u>	<u>1,055,288</u>	<u>544,085</u>
Excess (deficiency) of revenues over expenditures	(436,000)	(140,284)	295,716
Fund Balance - beginning	<u>436,000</u>	<u>883,555</u>	<u>447,555</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 743,271</u>	<u>\$ 743,271</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

Statement of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Nine Months Ended September 30, 2018
 Capital Fund

	Amended Adopted Budget	Actual	Variance Favorable (Unfavorable)
Revenues:			
Developer advances	\$ 10,645,618	\$ 1,008,930	\$ (9,636,688)
Interest income	-	6,796	6,796
Total revenues	<u>10,645,618</u>	<u>1,015,726</u>	<u>(9,629,892)</u>
Expenditures:			
Accounting	16,000	8,093	7,907
Legal	40,000	29,792	10,208
Miscellaneous	5,000	-	5,000
Capital improvements	<u>10,584,618</u>	<u>972,615</u>	<u>9,612,003</u>
Total expenditures	<u>10,645,618</u>	<u>1,010,500</u>	<u>9,635,118</u>
Excess (deficiency) of revenues over expenditures	-	5,226	5,226
Fund Balance - beginning	<u>-</u>	<u>17,858</u>	<u>17,858</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 23,084</u>	<u>\$ 23,084</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

Statement of Revenues, Expenditures and Changes in Fund Balance
 Budget and Actual
 For the Nine Months Ended September 30, 2018
 Debt Service Fund

	Amended Adopted <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues:			
Property taxes	\$ 1,269,621	\$ 1,267,770	\$ (1,851)
Specific ownership taxes	88,873	77,558	(11,315)
Interest/other income	9,000	33,783	24,783
	<u>1,367,494</u>	<u>1,379,111</u>	<u>11,617</u>
Total revenues			
Expenditures:			
Bond interest-series 2017	1,238,876	554,394	684,482
Paying agent fees	6,000	-	6,000
Miscellaneous	539	-	539
Treasurer fees	19,044	19,026	18
	<u>1,264,459</u>	<u>573,420</u>	<u>691,039</u>
Total expenditures			
Excess (deficiency) of revenues over expenditures	103,035	805,691	702,656
Fund Balance - beginning	<u>1,988,220</u>	<u>2,010,381</u>	<u>22,161</u>
Fund balance - ending	<u>\$ 2,091,255</u>	<u>\$ 2,816,072</u>	<u>\$ 724,817</u>