

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

**June 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 June 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 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.

August 16, 2018  
Englewood, Colorado

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

See Accountant's Compilation Report

	General Fund	Capital Projects Fund	Debt Service Fund	Account Groups	Total All Funds
<b>Assets</b>					
Current assets					
Cash in Checking	\$ 1,030,607	\$ 203,983	\$ -	\$ -	\$ 1,234,590
Cash in investments	166,712	424,438	2,292,497	-	2,883,647
County tax receivable	53,588	-	423,171	-	476,759
Accounts Receivable - developer	-	239,209	-	-	239,209
Accounts receivable - assessments	47,309	-	-	-	47,309
Accounts receivable - other	-	10,157	-	-	10,157
Prepaid expense	8,901	-	-	-	8,901
Due from other funds	-	-	42,000	-	42,000
	<u>1,307,117</u>	<u>877,787</u>	<u>2,757,668</u>	<u>-</u>	<u>4,942,572</u>
Other assets					
Improvements	-	-	-	12,152,958	12,152,958
Amount available in debt service fund	-	-	-	2,757,668	2,757,668
Amount to be provided for retirement of debt	-	-	-	43,547,747	43,547,747
	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,458,373</u>	<u>58,458,373</u>
	<u>\$ 1,307,117</u>	<u>\$ 877,787</u>	<u>\$ 2,757,668</u>	<u>\$ 58,458,373</u>	<u>\$ 63,400,945</u>
<b>Liabilities and Equity</b>					
Current liabilities					
Accounts payable	\$ 234,533	\$ 280,147	\$ -	\$ -	\$ 514,680
Prepaid/escrow	1,836	-	-	-	1,836
Retainage Payable	-	520,171	-	-	520,171
Due to other funds	38,493	3,507	-	-	42,000
	<u>274,862</u>	<u>803,825</u>	<u>-</u>	<u>-</u>	<u>1,078,687</u>
General obligation bonds	-	-	-	31,893,002	31,893,002
Developer advance general fund	-	-	-	2,707,103	2,707,103
Developer advance capital fund	-	-	-	4,624,689	4,624,689
Developer advance debt fund	-	-	-	14,412,413	14,412,413
Total liabilities	<u>274,862</u>	<u>803,825</u>	<u>-</u>	<u>46,305,415</u>	<u>47,384,102</u>
Fund Equity					
Investment in fixed assets	-	-	-	12,152,958	12,152,958
Fund balance (deficit)	1,032,255	73,962	2,757,668	-	3,863,885
	<u>1,032,255</u>	<u>73,962</u>	<u>2,757,668</u>	<u>12,152,958</u>	<u>16,016,843</u>
	<u>\$ 1,307,117</u>	<u>\$ 877,787</u>	<u>\$ 2,757,668</u>	<u>\$ 58,458,373</u>	<u>\$ 63,400,945</u>

**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4**

**Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Six Months Ended June 30, 2018  
General Fund**

	<u>Adopted Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues:</b>			
Property taxes	\$ 160,778	\$ 158,666	\$ (2,112)
Specific ownership taxes	11,254	6,176	(5,078)
Park impact fees (135 @ \$1,780)	75,000	-	(75,000)
Development fees (135 @ \$2,743)	444,366	274,300	(170,066)
Homeowners' fees (815 @ \$135/qtr)	394,875	246,797	(148,078)
Fine/Late Legal Fees	40,000	2,866	(37,134)
Alley fees (120 homes @\$15/mo)	21,600	8,141	(13,459)
Courtyard fees (25 homes @ \$25/mo)	7,500	2,742	(4,758)
Conservation Trust fund	5,000	3,544	(1,456)
Interest income	3,000	2,978	(22)
<b>Total revenues</b>	<b>1,163,373</b>	<b>706,210</b>	<b>(457,163)</b>
<b>Expenditures:</b>			
Property management	140,870	25,473	115,397
Accounting	8,000	6,277	1,723
Audit	6,000	-	6,000
Collections	12,000	3,918	8,082
Elections	2,000	1,276	724
General administration/bank fees	9,000	27,659	(18,659)
Insurance	15,000	22,053	(7,053)
Legal	35,000	21,988	13,012
Treasurer's fees	2,412	2,380	32
Utilities	107,000	81,858	25,142
Website/newsletter	4,000	3,010	990
<b>Grounds expenses:</b>			
Landscape contract	95,000	38,618	56,382
Winter watering	7,000	2,860	4,140
Irrigation repair	45,000	6,318	38,682
Mulch replacement	40,000	48,393	(8,393)
Tree & schub maint/repl	20,000	-	20,000
Tree & schub spraying	30,000	5,509	24,491
Shrub replacement/annual flowers	80,000	8,368	71,632
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	1,300	4,700
General grounds maintenance	3,000	1,173	1,827
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 Six Months Ended June 30, 2018  
General Fund (continued)

	Adopted Budget	Actual	Variance Favorable (Unfavorable)
Pool maintenance/operations			
Telephone/gate system	3,000	1,071	1,929
Pool contract	65,000	62,100	2,900
Pool maintenance	6,000	-	6,000
Pool furniture	5,000	-	5,000
Pool supplies/chemicals	8,100	1,715	6,385
Outside/inside building maintenance	5,000	4,520	480
General beach club	7,000	727	6,273
Master association expenses			
Professional expense	93,913	26,119	67,794
Trash removal	155,000	53,078	101,922
Recreation center and park			
Property insurance	10,000	(76)	10,076
Facilities management	60,000	52,747	7,253
Snow removal	4,000	-	4,000
Pest control	2,000	-	2,000
Pet clean up	3,000	2,535	465
Lighting/electrical repairs	500	-	500
Trash removal	600	-	600
Telephone	1,200	-	1,200
Security monitoring	2,000	2,447	(447)
Janitorial supplies	1,500	967	533
Seasonal decoration/neighborhood events	8,000	-	8,000
Water	4,000	-	4,000
Gas/electric	5,000	3,552	1,448
Fitness equipment leasing	7,000	-	7,000
Cleaning	10,000	11,027	(1,027)
TV service	3,600	1,694	1,906
Rec center office supplies	5,000	2,286	2,714
Rec center maintenance	6,000	1,141	4,859
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
 Total expenditures	 <u>1,599,373</u>	 <u>557,510</u>	 <u>1,041,863</u>
 Excess (deficiency) of revenues over expenditures	 (436,000)	 148,700	 584,700
 Fund Balance - beginning	 <u>436,000</u>	 <u>883,555</u>	 <u>447,555</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 1,032,255</u>	<u>\$ 1,032,255</u>

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

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

	Amended Adopted <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues:			
Developer advances	\$ 10,645,618	\$ 934,732	\$ (9,710,886)
Interest income	-	4,352	4,352
Total revenues	<u>10,645,618</u>	<u>939,084</u>	<u>(9,706,534)</u>
Expenditures:			
Accounting	16,000	6,077	9,923
Legal	40,000	24,808	15,192
Miscellaneous	5,000	-	5,000
Capital improvements	<u>10,584,618</u>	<u>852,095</u>	<u>9,732,523</u>
Total expenditures	<u>10,645,618</u>	<u>882,980</u>	<u>9,762,638</u>
Excess (deficiency) of revenues over expenditures	-	56,104	56,104
Fund Balance - beginning	<u>-</u>	<u>17,858</u>	<u>17,858</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 73,962</u>	<u>\$ 73,962</u>

**BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4**

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

	<u>Amended Adopted Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues:			
Property taxes	\$ 1,269,621	\$ 1,252,939	\$ (16,682)
Specific ownership taxes	88,873	48,767	(40,106)
Interest/other income	<u>9,000</u>	<u>18,770</u>	<u>9,770</u>
Total revenues	<u>1,367,494</u>	<u>1,320,476</u>	<u>(47,018)</u>
Expenditures:			
Bond interest-series 2017	1,238,876	554,394	684,482
Paying agent fees	6,000	-	6,000
Miscellaneous	539	-	539
Treasurer fees	<u>19,044</u>	<u>18,795</u>	<u>249</u>
Total expenditures	<u>1,264,459</u>	<u>573,189</u>	<u>691,270</u>
Excess (deficiency) of revenues over expenditures	103,035	747,287	644,252
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>2,757,668</u></u>	\$ <u><u>666,413</u></u>