



BRIGHTON CROSSINGS

**Brighton Crossings Operations Board
Quarterly Board Meeting
March 3, 2020**

Presented by:



PINNACLE
CONSULTING GROUP, INC.

Budget History & Fee Increase

2018 Budget – O&M and Community Management Increases

- Facility management team began weekly onsite visits & increased YMCA scope in Summer of 2018
- Covenant Enforcement & Collection Policies Implemented

2019 Budget – O&M and Community Management Expenditure Reductions + Contribution of Development Fees & Ending Fund Balance.

- Constituent Communications – Monday, Wednesday, Friday + Website & Phone Tree
- Website project scaled down
- O&M Repairs & Replacements & Allowances Removed

2020 Budget – Adopted Fee Increase

- Operations Fee - \$135 Quarterly (\$45 Monthly) to \$210 Quarterly (\$70 Monthly) Effective July 1, 2020
- Trash Fee - \$36 Quarterly (\$12 Monthly) Effective July 1, 2020
- Alley Fee – Remains the same \$75 Quarterly (\$25 Monthly)
- Courtyard Fee – Remains the same \$45 Quarterly (\$15 Monthly)
- Maintenance Fee – Spree Neighborhood (PA7) \$240/\$180 Quarterly

2020 O&M Budget Reductions – \$64,540 Reduction in 2020 Adopted Projected Budget

- Social Committee 2020 projected from \$10,000 to \$6,000 - **\$4,000 Reduction**
- Hardscape Maintenance 2020 projected from \$124,000 to \$96,260 - **\$27,740 Reduction**
- Venture Center O&M – Programming & Staffing Adjustments - **\$32,800 Reduction**

Finance Committee, Capital Reserve Study & Updates to Proforma

Comparison
of Community
Taxes and
Fees – 2020

<u>Community</u>	<u>District Mill Levy</u>	<u>Total Taxes & Fees</u>
Reunion (HOA/District)	88.305	\$7,796
St. Vrain Lakes (District)	72.363	\$6,002
Brighton East Farms (HOA/District)	73.074	\$5,614
Brighton Crossings (Authority/District)	66.797	\$5,608
The Lakes at Centerra (HOA/District)	75.785	\$5,521
Todd Creek (District – Minimal Services)	30.000	\$4,071

Finances

Goal of Short-Term and Long-Term Financial Health (be able to pay the bills)

Key Revenues include service fees from District No.s 4-8

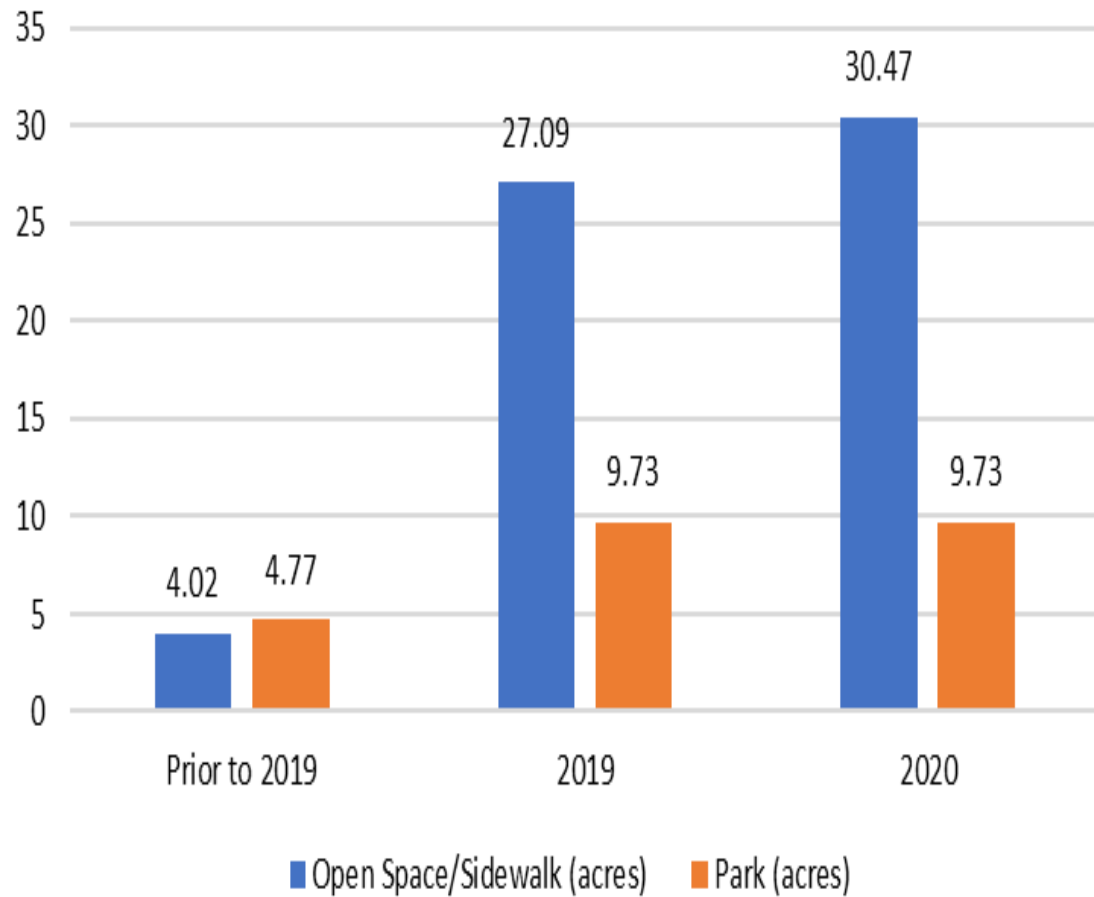
- Property Taxes
- Specific Ownership Taxes
- Development Fees

Other Key Revenues are end-user fees

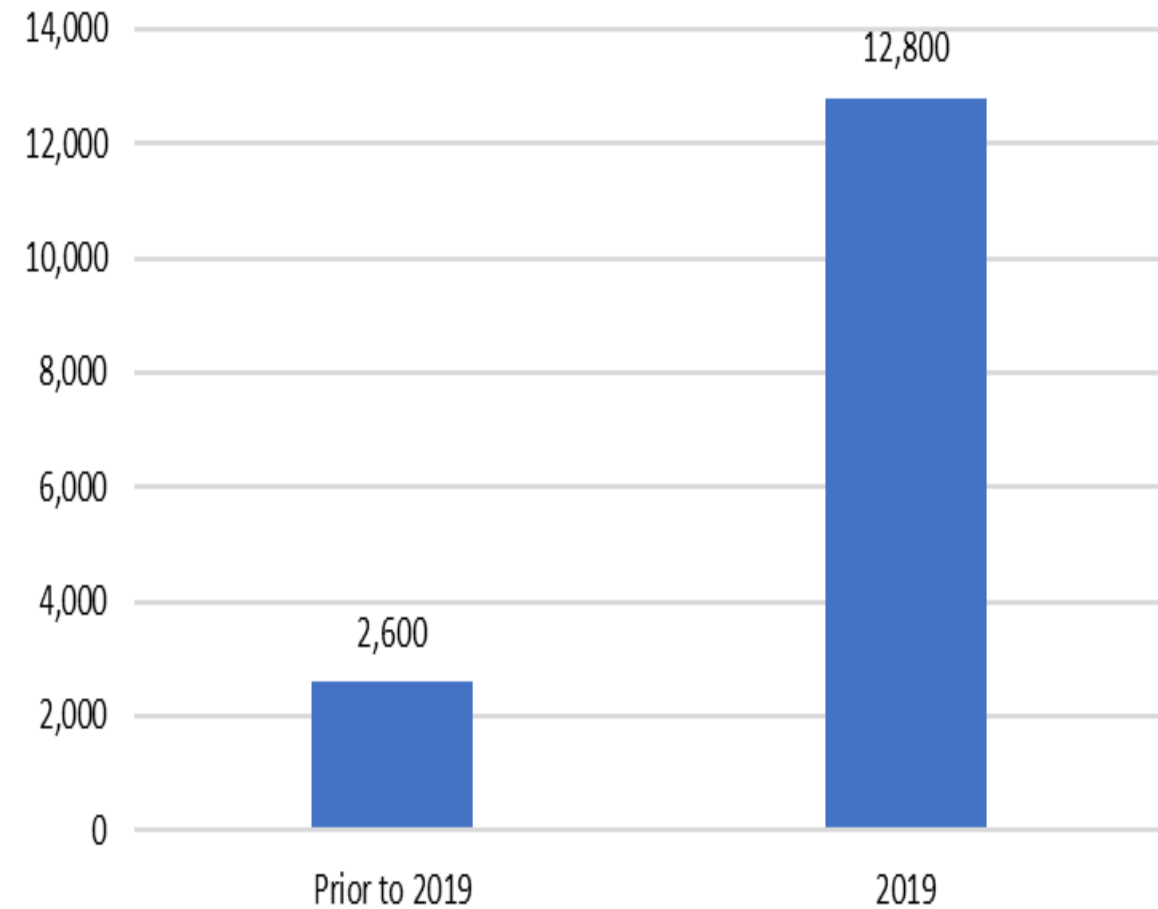
- Operations Fee
- Trash Fee
- Alley Fee
- Courtyard Fee

Mill levies certified in December 2019 are at the maximum allowed by the Districts' service plans

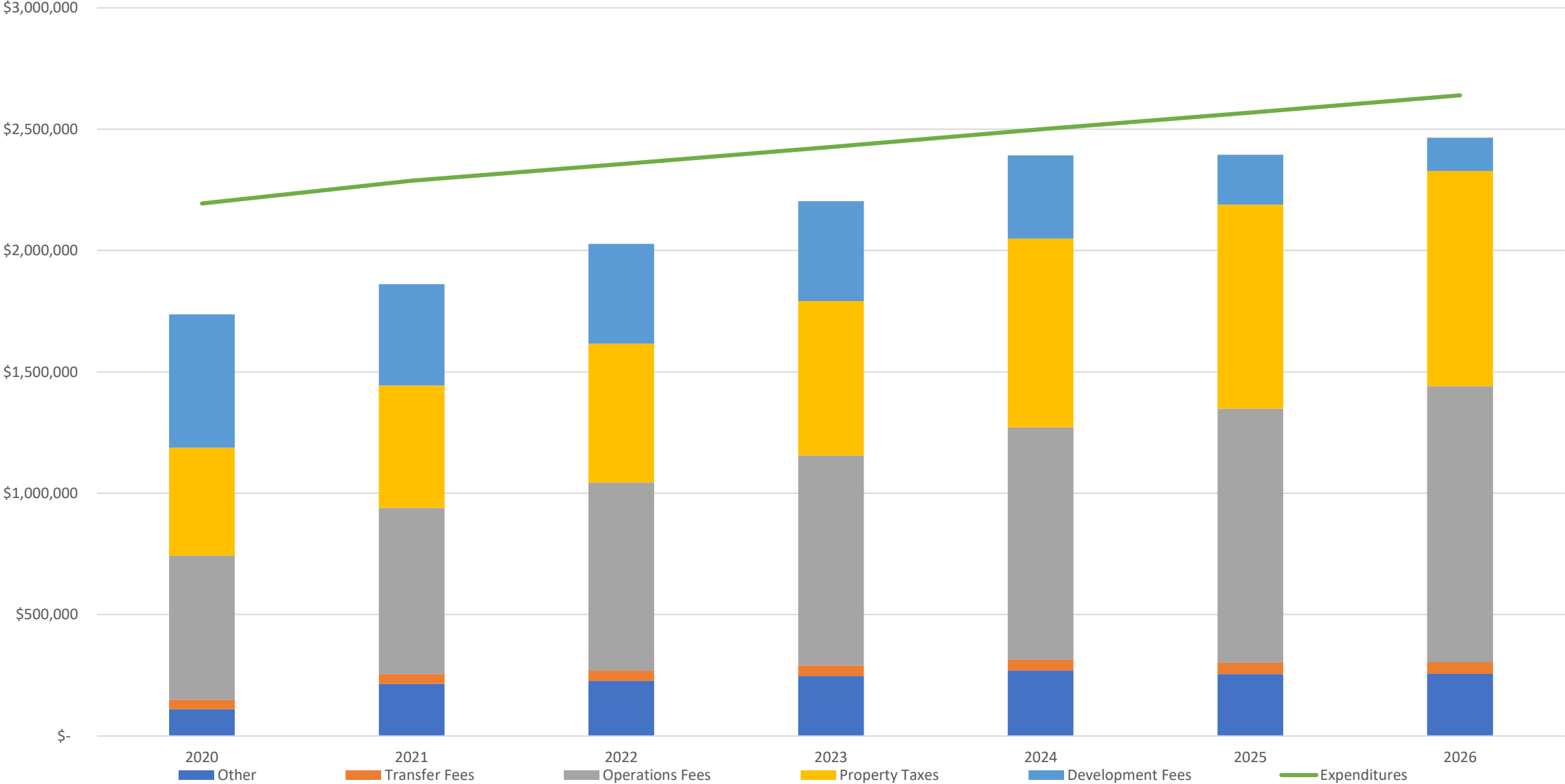
BRIGHTON CROSSINGS - ACREAGE



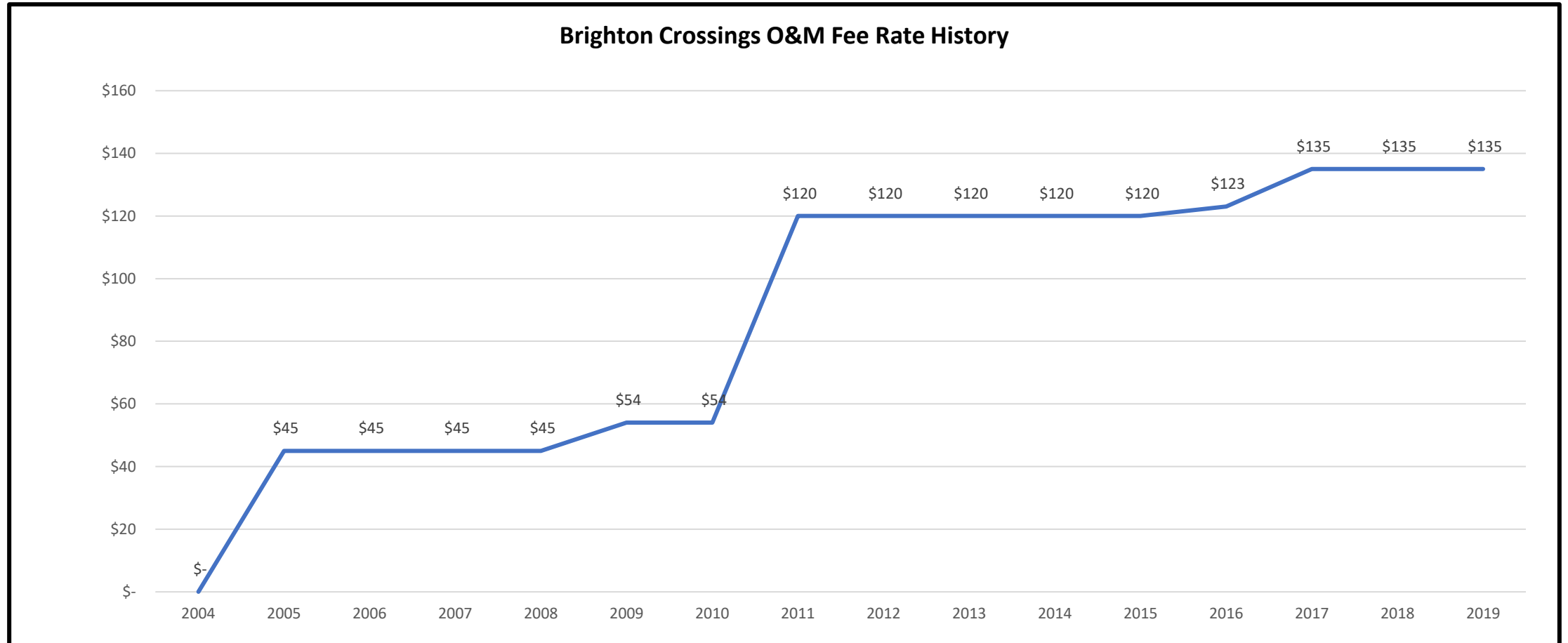
BRIGHTON CROSSINGS - FACILITIES SQUARE FOOTAGE



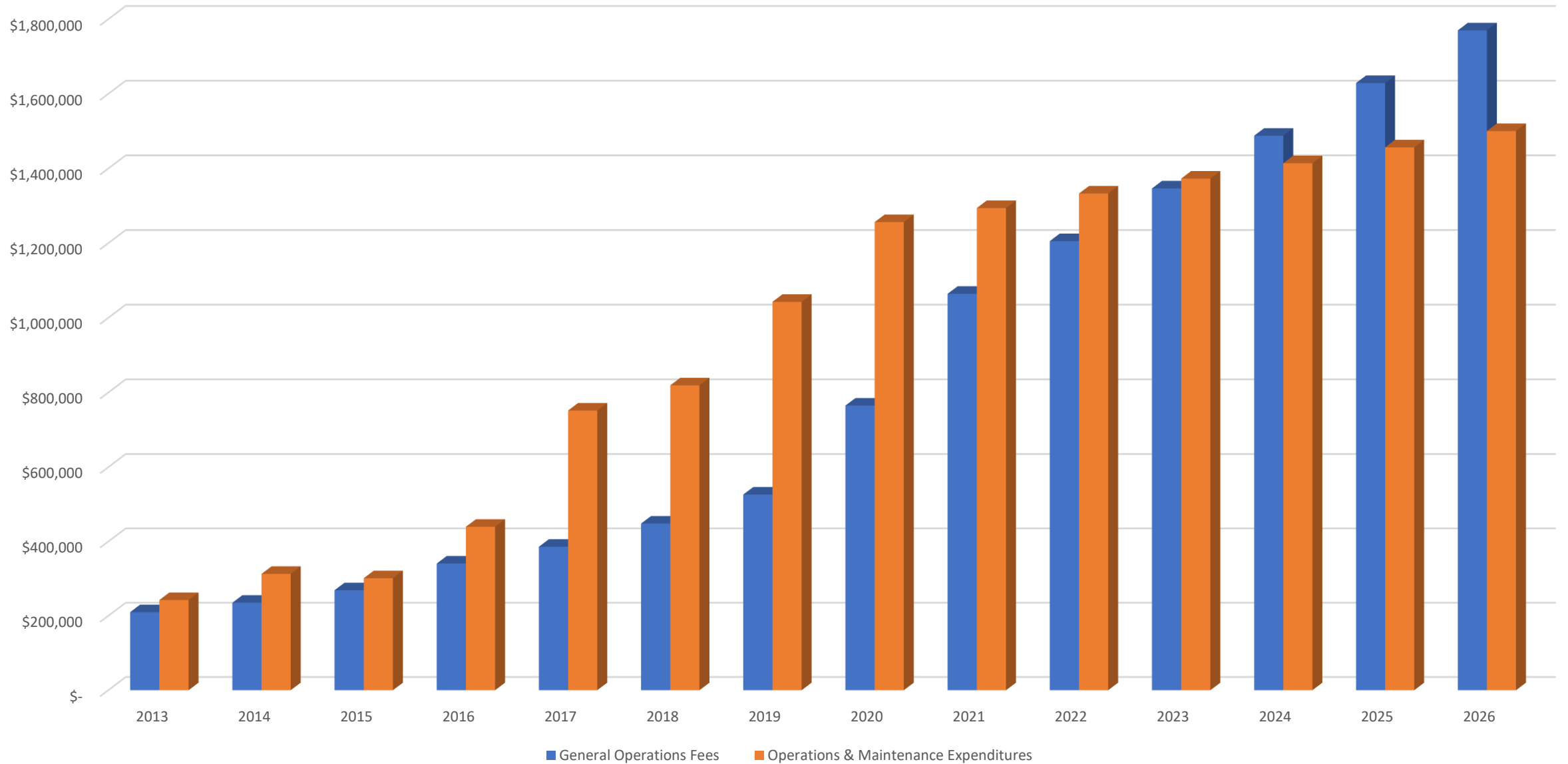
Brighton Crossings Operations - During Budget Planning
Revenue and Expenditures 2020 -- 2026



Operation and Maintenance Fee History



Brighton Crossings Operations Operations Fee and Operations Expense



Brighton Crossings Operations
Adopted Fee Increase -- Reduced Expenses 2020 -- 2026

