

Accountant's Financial Statement Preparation Report

BOARD OF DIRECTORS BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8

I have prepared the accompanying balance sheet of Brighton Crossing Metropolitan District No. 6 as of December 31, 2018 and December 31, 2019 and the related statements of revenues and expenditures for the periods then ended for Brighton Crossing Metropolitan District Nos. 5-8. I 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.

I have also prepared the accompanying adopted budgets of revenues, expenditures and funds available prepared on the modified accrual basis of Brighton Crossing Metropolitan District Nos. 5-8 for the year ending December 31, 2020.

Substantially all of 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 District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Brendan Campbell, CPA

February 26, 2020

BRIGHTON CROSSING METROPOLITAI	N DISTRICT NO	. 6	2/26/2020
BALANCE SHEET			
December 31, 2018 and December 31, 2	019		
	Unaudited	Unaudited	
	Actual	Actual	
	<u>12/31/2018</u>	<u>12/31/2019</u>	
Assets			
Current Assets			
Checking	\$ -	\$ 4,393	
Accounts Receivable	-	20,269	
Property Tax Receivable	-	1,501	
Service Fee Receivable	-	290,776	
Prepaid Expense	-	4,125	
Total Current Assets	\$ -	\$ 321,064	
Total Assets	\$ -	\$ 321,064	
Liabilities			
Current Liabilities			
Accounts Payable	\$ -	\$ 8,691	
Deferred Property Tax Revenue	-	1,501	
Due to Brighton Crossings Ops Board	-	292,974	
Total Current Liabilities	\$ -	\$ 303,166	
Operating Advance Payable	\$ -	\$ 103,699	
Operating Advance Interest Payable	_	2,243	
Capital Advance Payable	_	61,619	
Capital Advance Interest Payable	_	1,294	
Total Long-Term Debt	\$ -	\$ 168,855	
Total Long Term Dest	Ψ	Ψ 100,000	
Total Liabilities	\$ -	\$ 472,021	
		,-	
Fund Equity			
Net Investment in Capital Assets	\$ -	\$ (168,855)	
Fund Balance		, , ,	
Nonspendable	-	4,125	
Restricted	-	13,773	
Unassigned	-	-	
Total Fund Equity	\$ -	\$ (150,957)	
Total Liabilities & Fund Equity	\$ -	\$ 321,064	
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BRIGHTON CROSSING METROPOLITA	N DISTRICT NO). 6					2/26/2020		
STATEMENT OF REVENUES & EXPEN	DITURES WITH	BUDG	ETS						
December 31, 2018 Actual and 2019 An									
Year-to-Date Actual and Variance Thro	ugh December 3	31, 20 ⁻	19						
2020 Adopted Budget									
			Modified	Acc	rual Budget	ary	Basis		
GENERAL FUND	2018		2019		Actual	,	/ariance		2020
	Unaudited	Aı	nended	-	Through	-	Through		Adopted
Revenues	Actual		Budget		2/31/2019		2/31/2019		Budget
Property Taxes	\$ -	\$	-	\$	-	\$	-	\$	250
Specific Ownership Taxes	-	Ť	_	Ť	_	_	_	_	20
Service Fees from District No. 5	-		-		_		-		36
Service Fees from District No. 7	_		2,999		293,796		290,797		494,616
Service Fees from District No. 8	-		-		-		-		469
Operating Advances	_		117,823		103,699		(14,124)		-
Total Revenues	\$ -	\$	120,822	\$	397,495	\$	276,673	\$	495,391
Expenditures									
Accounting and Finance	\$ -	\$	21,735	\$	16,848	\$	(4,887)	\$	21,840
District Management	-		33,120		19,291		(13,829)		33,480
Audit	-		-		-		1		6,000
Election	-		-		-		-		1,500
Insurance	-		5,717		5,717		-		7,500
Legal	-		50,000		43,658		(6,342)		50,000
Office, Dues, Newsletters & Other	-		1,250		1,109		(141)		1,250
Treasurer's Fees	-		-		-		-		4
Transfer to BC Operations Board	-		-		292,974		-		362,955
Contingency	-		5,000		-		(5,000)		-
Total Expenditures	\$ -	\$	116,822	\$	379,597	\$	(30,199)	\$	484,529
Revenues Over/(Under) Exp	\$ -	\$	4,000	\$	17,898	\$	13,898	\$	10,862
Beginning Fund Balance	-		-		-		-		4,000
Ending Fund Balance	\$ -	\$	4,000	\$	17,898	\$	13,898	\$	14,862
Linding I dild Balance	Ψ -	Ψ.	4,000	Ψ	17,030	φ	13,030	Ψ	14,002
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BRIGHTON CROSSING METROPOLITA		-		2/26/2020					
STATEMENT OF REVENUES & EXPEN		BUDGETS							
December 31, 2018 Actual and 2019 An									
Year-to-Date Actual and Variance Thro	ugh December 3	31, 2019							
2020 Adopted Budget									
		Modified Accrual Budgetary Basis							
DEBT SERVICE FUND	2018	2019	Actual	Variance	2020				
	Unaudited	Amended	Through	Through	Adopted				
Revenues	Actual	Budget	12/31/2019	12/31/2019	Budget				
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 1,251				
Specific Ownership Taxes	 	-	_	_	100				
Transfer from District No. 5	<u> </u>	_	_	_	177				
Transfer from District No. 7	_	_	_	_	415,831				
Transfer from District No. 8	-	-	-	_	-				
Interest Income	-	50,000	-	(50,000)	172,500				
Total Revenues	\$ -	\$ 50,000	\$ -	\$ (50,000)					
Expenditures									
Bond Interest - Series 2020	\$ -	\$ 784,148	\$ -	\$ (784,148)	\$ 1,568,296				
Paying Agent Fees	-	8,000	-	(8,000)	8,000				
Treasurer's Fees	-	-	-	-	19				
Contingency	-	50,000	-	(50,000)	50,000				
Total Expenditures	\$ -	\$ 842,148	\$ -	\$ (842,148)	\$ 1,626,315				
Revenues Over/(Under) Exp	\$ -	\$ (792,148)	\$ -	\$ 792,148	\$ (1,036,456)				
Other Financing Sources	†				-				
Transfer from Capital Projects	\$ -	\$ 7,735,688	\$ -	\$ (7,735,688)	\$ 7,735,688				
Total Other Financing Sources	\$ -	\$ 7,735,688	\$ -	\$ (7,735,688)	\$ 7,735,688				
Revenues and Other Financing									
Sources Over/(Under) Exp	\$ -	\$ 6,943,540	\$ -	\$ (6,943,540)	\$ (8,772,144)				
Beginning Fund Balance	-	-	-	-	-				
L	\$ -	\$ 6,943,540	\$ -	\$ (6,943,540)	\$ 5,662,776				
				=					
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BRIGHTON CROSSING METROPOLITA	N DISTRICT NO	. 6		2/26/2020	
STATEMENT OF REVENUES & EXPEND					
December 31, 2018 Actual and 2019 Am	ended Budget				
Year-to-Date Actual and Variance Throu		1, 2019			
2020 Adopted Budget					
		Modified	Accrual Budget	tary Basis	
CAPITAL PROJECTS FUND	2018	2019	Actual	Variance	2020
	Unaudited	Amended	Through	Through	Adopted
Revenues	Actual	Budget	12/31/2019	12/31/2019	Budget
Developer Advances	\$ -	\$ 23,349,463	\$ 61,619	\$ (23,287,844)	28,570,000
Interest Income	-	5,000	-	(5,000)	-
Total Revenues	\$ -	\$ 23,354,463	\$ 61,619	\$ (23,292,844)	\$ 28,570,000
	<u> </u>		V 01,010	+ (==,==,==,==,	+ ==,===,===
Expenditures					
Engineering	\$ -	\$ 30,000	\$ 6,149	\$ (23,851)	\$ 50,000
Legal	-	20,000	20,238	238	50,000
Capital Services	_	30,000	10,125	(19,875)	50,000
Cost of Issuance	_	1,014,849	25,107	(989,742)	1,014,849
Repay Developer Advances	_	23,274,463	-	(23,274,463)	23,274,463
Capital Reserve Study	-	-	-	-	25,000
PA8N Infrastructure	-	-	-	-	4,800,000
PA8N Landscaping	_	_	_	_	290,000
PA7 Infrastructure	_	_	_	_	7,100,000
PA7 Landscaping	_	_	_	_	2,100,000
Baseline Road	_	_	_	_	3,700,000
PA8S Infrastructure	-	-	-	-	3,600,000
Venture Park	-	-	-	-	3,200,000
Spree House/Park	-	-	-	-	1,000,000
Monument Signs	_	_	_	_	100,000
Speer Canal Crossing	-	-	-	-	500,000
PA 12/13 Infrastructure	-	-	-	-	2,000,000
Capital Outlay	-	23,269,463	-	(23,269,463)	-
Contingency	-	1,000,000	-	(1,000,000)	1,000,000
Total Expenditures	\$ -	\$ 48,638,775	\$ 61,619		\$ 53,854,312
•			·		
Revenues Over/(Under) Exp	\$ -	\$ (25,284,312)	\$ -	\$ 25,284,312	\$ (25,284,312)
Other Financing Sources/(Uses)					
Bond proceeds	-	33,020,000	_	(33,020,000)	33,020,000
Transfer to Debt Service Fund	-	(7,735,688)	_	7,735,688	(7,735,688)
Total Other Financing Sources/(Uses)	\$ -	\$ 25,284,312	\$ -	\$ (25,284,312)	\$ 25,284,312
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Revenues and Other Financing	1.				
Sources/(Uses) Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	 	_	-	_	
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
				=	
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BRIGHTON CROSSING METROPOLITA	N DISTRICT NO	. 5		2/26/2020	
STATEMENT OF REVENUES & EXPEN				2,20,2020	
December 31, 2018 Actual and 2019 Ad					
Year-to-Date Actual and Variance Thro		31. 2019			
2020 Adopted Budget					
		Modified	Accrual Budget	tary Basis	
GENERAL FUND	2018	2019	Actual	Variance	2020
	Unaudited	Adopted	Through	Through	Adopted
Revenues	Actual	Budget	12/31/2019	12/31/2019	Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 33
Specific Ownership Taxes	-	-	-	-	3
Interest & Other	-	-	-	-	50
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 86
Expenditures					
Treasurer's Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Service Fees to District No. 6	-	-	-	-	36
Contingency	-	-	-	-	50
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 86
		•			A
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
	T	T	Y	<u> </u>	T
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
	*		1 7	=	T
DEDT SERVICE FILMS	2018	2019	Actual	Variance	2020
UEDI SEKVILE FUND		2013			
DEBT SERVICE FUND		Adonted	Through	Through	Adonted
	Unaudited	Adopted	Through	Through	Adopted
Revenues	Unaudited Actual	Budget	12/31/2019	12/31/2019	Budget
Revenues Property Taxes	Unaudited	•			Budget \$ 167
Revenues Property Taxes Specific Ownership Taxes	Unaudited Actual	Budget \$ -	12/31/2019 \$ -	12/31/2019	Budget \$ 167 13
Revenues Property Taxes Specific Ownership Taxes Interest & Other	Unaudited Actual \$ -	Budget \$ -	12/31/2019 \$ - -	12/31/2019 \$ - -	Budget \$ 167 13 50
Revenues Property Taxes Specific Ownership Taxes	Unaudited Actual	Budget \$ -	12/31/2019 \$ -	12/31/2019	Budget \$ 167 13
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues	Unaudited Actual \$ -	Budget \$ -	12/31/2019 \$ - -	12/31/2019 \$ - -	Budget \$ 167 13 50
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures	Unaudited Actual \$	\$	\$ - - - \$ -	12/31/2019 \$ - - \$ -	\$ 167 13 50 \$ 230
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees	Unaudited Actual \$ -	Budget \$ -	12/31/2019 \$ - -	12/31/2019 \$ - -	Budget \$ 167 13 50 \$ 230 \$ \$ \$ \$
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6	Unaudited Actual \$	\$	\$ - - - \$ -	12/31/2019 \$ - - \$ -	\$ 167 13 50 \$ 230 \$ 3 177
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency	Unaudited Actual \$	\$ - \$ - \$ - \$ -	12/31/2019 \$ - - \$ - \$ -	\$ - \$ - \$ - - - - -	Budget \$ 167 13 50 \$ 230 \$ 3 177 50
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6	Unaudited Actual \$	\$ - \$ - \$ -	12/31/2019 \$ - - \$ - \$ -	12/31/2019 \$ - - \$ -	\$ 167 13 50 \$ 230 \$ 3 177
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency	Unaudited Actual \$ \$	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - - \$ -	\$ - \$ - \$ - - - - -	Budget \$ 167 13 50 \$ 230 \$ 3 177 50
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency	Unaudited Actual \$ \$	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - - \$ -	\$ - \$ - \$ - - - - -	Budget \$ 167 13 50 \$ 230 \$ 3 177 50
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency Total Expenditures	Unaudited Actual \$ \$ - \$ - \$ - \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 167 \$ 230 \$ 3 177 50 \$ 230
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency Total Expenditures Revenues Over/(Under) Exp	Unaudited Actual \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 167 \$ 13 50 \$ 230 \$ 3 177 50 \$ 230 \$ -
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency Total Expenditures	Unaudited Actual \$ \$ - \$ - \$ - \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 167 \$ 230 \$ 3 177 50 \$ 230
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency Total Expenditures Revenues Over/(Under) Exp Beginning Fund Balance	Unaudited Actual \$ \$ - \$ \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 167 \$ 230 \$ 230 \$ 230 \$ \$
Revenues Property Taxes Specific Ownership Taxes Interest & Other Total Revenues Expenditures Treasurer's Fees Transfer to District No. 6 Contingency Total Expenditures Revenues Over/(Under) Exp	Unaudited Actual \$ \$	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 167 13 50 \$ 230 \$ 3 177 50 \$ 230

BRIGHTON CROSSING METROPOLITAI	N DISTRICT NO	. 7		2/26/2020	
STATEMENT OF REVENUES & EXPEND					
December 31, 2018 Actual and 2019 Add					
Year-to-Date Actual and Variance Throu		1, 2019			
2020 Adopted Budget		•			
		Modified	Accrual Budge	tary Basis	
GENERAL FUND	2018	2019	Actual	Variance	2020
	Unaudited	Adopted	Through	Through	Adopted
Revenues	Actual	Budget	12/31/2019	12/31/2019	Budget
Property Taxes	\$ -	\$ 2,870	\$ 2,869	\$ (1)	\$ 78,090
Specific Ownership Taxes	ı	172	212	40	6,247
Development Fees	•	•	290,758	290,758	411,450
Park Impact Fees	-	-	-	-	-
Interest & Other	-	500	-	(500)	
Total Revenues	\$ -	\$ 3,542	\$ 293,839	\$ 290,297	\$ 545,787
Expenditures					
Treasurer's Fees	\$ -	\$ 43	\$ 43		\$ 1,171
Service Fees to District No. 6	<u>-</u>	2,999	293,796	539	494,616
Contingency		500	233,730	(500)	,
Total Expenditures	\$ -	\$ 3,542	\$ 293,839	\ /	\$ 545,787
	Ψ	,	Ψ 200,000	Ψ	Ψ 0-10,1 01
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
				=	
DEBT SERVICE FUND	2018	2019	Actual	Variance	2020
	Unaudited	Adopted	Through	Through	Adopted
Revenues	Actual	Budget	12/31/2019	12/31/2019	Budget
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 390,452
Specific Ownership Taxes	-	-	-	-	31,236
Interest & Other	-	-	-	-	50,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 471,688
Expenditures					
Treasurer's Fees	\$ -	\$ -	\$ -	\$ -	\$ 5,857
Transfer to District No. 6	-	-	-	-	415,831
Contingency		-	-	-	50,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 471,688
Bevenues Over//Under) Fyr	¢	¢	•	c	¢
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
	<u> </u>	<u> </u>	-		-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
				=	
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BRIGHTON CROSSING METROPOLITA	N DISTRICT NO) 8				2/26/2020		
STATEMENT OF REVENUES & EXPEN			GFTS			2/20/2020		
December 31, 2018 Actual and 2019 Ac			OLIO					
Year-to-Date Actual and Variance Thro		31. 20	019					
2020 Adopted Budget		<u> </u>						
			Modified	Accrual Budge	tarv B	Basis		
GENERAL FUND	2018		2019	Actual	Va	ariance		2020
	Unaudited	-	Adopted	Through	TI	hrough		Adopted
Revenues	Actual		Budget	12/31/2019		/31/2019		Budget
Property Taxes	\$ -	\$	-	\$ -	\$	-	\$	441
Specific Ownership Taxes	-		-	-		-		35
Service Fees from District No. 7	-		2,999	-		(2,999)		-
Operating Advances	-		47,000	-		(47,000)		-
Interest & Other	-		-	ı		=		100
Total Revenues	\$ -	\$	49,999	\$ -	\$	(49,999)	\$	576
		1						
Expenditures		1_			_			
Accounting and Finance	\$ -	\$	10,500	\$ -	\$	(10,500)	\$	-
District Management	-		12,500	<u>-</u>		(12,500)		-
District Engineer	-		1,000	-		(1,000)		-
Insurance	-		3,000	-		(3,000)		-
Legal	-		20,000	-		(20,000)		-
Office, Dues, Newsletters & Other	-		500	-		(500)		-
Treasurer's Fees	-		-	-		-		7
Service Fees to District No. 6	-		2 400	-		(2.400)		469
Contingency Total Expenditures	\$ -	\$	2,499 49,999	\$ -	\$	(2,499) (49,999)	\$	100 576
Total Experiolitires	ъ -	φ	49,999	-	Ф	(49,999)	Ð	376
Revenues Over/(Under) Exp	\$ -	\$	-	\$ -	\$	-	\$	-
Beginning Fund Balance	-		-	-		-		-
	\$ -	\$	-	\$ -	\$	-	\$	-
						=		
DEBT SERVICE FUND	2018		2019	Actual	Va	ariance		2020
	Unaudited	1	Adopted	Through		hrough		Adopted
Revenues	Actual		Budget	12/31/2019		/31/2019		Budget
Property Taxes	\$ -	\$	-	\$ -	\$	_	\$	
Specific Ownership Taxes	-	†	-	-	T .		Ť	-
Interest & Other	-	1	-	-		-		-
Total Revenues	\$ -	\$	-	\$ -	\$	-	\$	-
	Ť	1		•	1		Ť	
Expenditures								
Treasurer's Fees	+	\$	-	\$ -	\$	-	\$	-
	-	1 2		- Ψ	ıΨ			
I ranster to District No. 6	\$ -) D	-	ψ -		_		-
Transfer to District No. 6 Contingency	\$ - -	Ф	-		Ψ	-		<u>-</u>
Contingency	\$ - - - \$ -		-	- -		- -	\$	- -
	-	\$	-	-	\$	- - -	\$	- - -
Contingency Total Expenditures		\$	- - -	- \$ -	\$			-
Contingency Total Expenditures	-		-	- -		-	\$	-
Contingency Total Expenditures Revenues Over/(Under) Exp	- \$ - \$ -	\$	-	- \$ - \$ -	\$	-	\$	-
Contingency Total Expenditures		\$	- - -	- \$ -	\$	-		-
Contingency Total Expenditures Revenues Over/(Under) Exp	- \$ - \$ -	\$	-	- \$ - \$ -	\$	-	\$	-