

**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**  
**(2021)**

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The Board of Directors of Brighton Crossing Metropolitan District Operations Board (the “**Board**”), City of Brighton, Colorado (the “**District**”) held a regular meeting held via teleconference on Tuesday, December 1, 2020, at the hour of 6:30 P.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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## NOTICE AS TO PROPOSED 2021 BUDGET

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Pinnacle Consulting Group, Inc.\*\*  
550 W. Eisenhower Blvd  
Loveland CO 80537

Description: Pub notice Amend 2020 & Prop 2021 Bri Crossing Op Board

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Adams        } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/18/2020, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



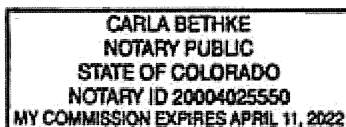
For the Brighton Standard Blade

State of Colorado        }  
County of Adams        } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/18/2020. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-619441

Carla Bethke  
Notary Public  
My commission ends April 11, 2022



**Public Notice  
NOTICE AS TO PROPOSED  
2020 AMENDED BUDGET  
AND THE 2021 BUDGET**

NOTICE IS HEREBY GIVEN that proposed amended 2020 budget and proposed 2021 budget have been submitted to **Brighton Crossings Operations Board**. A copy of such proposed budgets have been filed in the offices of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the District at a regular meeting to be held on Tuesday, December 1, 2020 beginning at 6:30 p.m. via virtual meeting. Virtual meeting attendance information is posted at least 24-hours prior to the meeting at [www.brightoncrossings-connect.com](http://www.brightoncrossings-connect.com). Any interested elector of Brighton Crossings Operations Board may inspect the proposed budgets at the office of Pinnacle Consulting Group Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at [www.brightoncrossings-connect.com](http://www.brightoncrossings-connect.com) and file or register any objections at any time prior to the final adoption of the budgets.

**BY ORDER OF THE BOARD  
OF DIRECTORS:**

**BRIGHTON CROSSINGS  
OPERATIONAL BOARD**

**By: /s/ Andrew Kunkel,  
District Administrator**

Publish In: Brighton Standard Blade  
Publish On: November 18, 2020

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

WHEREAS, the Board has authorized its consultants to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1.     Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2021. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2.     Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 3.     Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 4. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2020.

BRIGHTON CROSSING METROPOLITAN DISTRICT  
OPERATIONS BOARD

DocuSigned by:

*Lisa Albers*

137CF06F51EA4AD...  
Officer of the District

ATTEST:

DocuSigned by:

*John Strider*

687148BEE85440F...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

DocuSigned by:

*Eve Velasco*

5582C036FEC44E4...  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF ADAMS  
OPERATIONS BOARD

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on December 1, 2020, at 6:30 p.m. as recorded in the official record of the proceedings of the District.

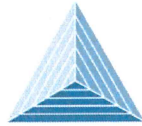
IN WITNESS WHEREOF, I have hereunto subscribed my name this 1<sup>st</sup> day of December 2020.

DocuSigned by:

*John Strider*

687148BEE85440F...

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**



**PINNACLE**  
CONSULTING GROUP, INC.

## Management Budget Report

### BOARD OF DIRECTORS BRIGHTON CROSSINGS OPERATIONS BOARD

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2021 including the comparative information of the forecasted estimate for the year ending December 31, 2020 and the actual historic information for the year 2019.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all 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 forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

Pinnacle Consulting Group, Inc.  
January 21, 2021



<b>BRIGHTON CROSSINGS OPERATIONS BOARD</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>2019 Actual, 2020 Adopted Budget and Projected Actual</b>				
<b>2021 Adopted Budget</b>				
<b>Modified Accrual Budgetary Basis</b>				
<b>GENERAL FUND</b>	<b>2019</b>	<b>2020</b>	<b>2020</b>	<b>2021</b>
	<b>Audited</b>	<b>Adopted</b>	<b>Projected</b>	<b>Adopted</b>
<b>Revenues</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
Transfer from District No. 4	\$ 1,179,653	\$ 464,287	\$ 544,893	\$ 413,118
Transfer from District No. 6	292,974	362,955	269,363	240,587
Administrative Transfer Fees	31,600	40,000	44,600	40,000
General Operations Fees	270,350	765,045	790,177	1,069,950
Late Fees	1,890	5,000	5,159	3,000
Alley Fees	20,306	45,045	45,045	49,050
Courtyard Fees	6,389	13,800	13,800	18,000
Venture Center Revenues	8,160	24,000	3,000	3,000
Legal Fees	6,506	20,000	38,000	60,000
Trash Fees	-	82,296	56,327	183,420
Amenities Fees	-	35,000	-	-
Duplex Maintenance Fees	108	20,000	1,500	4,860
Design Review Fees	3,485	12,750	30,000	21,250
Developer Contributions	-	5,760	71,191	77,220
Interest/Miscellaneous Income	11,102	12,000	12,000	20,000
<b>Total Revenues</b>	<b>\$ 1,832,523</b>	<b>\$ 1,907,938</b>	<b>\$ 1,925,055</b>	<b>\$ 2,203,455</b>
<b>Expenditures</b>				
Accounting and Finance	\$ 55,315	\$ 78,480	\$ 78,480	\$ 81,840
District Management/Administration	108,962	189,240	204,600	137,760
District Facilities Management	43,988	96,240	109,440	112,320
Development Coordination	-	-	-	30,240
Venture Center Set-Up	6,038	-	-	-
<b>Master Association / Homeowner Exp.</b>				
Builders Education/Outreach	-	5,760	5,760	8,640
Community Education/Outreach	-	-	-	17,280
Routine Communications	-	-	-	11,520
Property Transfers	6,584	17,520	17,520	34,080
DRC Reviews	15,240	23,280	55,000	73,960
Covenant Enforcement	23,949	34,560	34,560	34,560
HOA Elections	4,509	25,000	25,000	30,000
Trash Removal	69,753	155,000	155,000	165,000
On Lot Services - Duplex Maintenance	-	-	5,000	4,800
On Lot Services - Courtyards Maintenance	-	-	-	2,880
Residential Fee Billings Administration	-	-	-	38,760
Collections	9,094	20,000	60,000	60,000
Resident Committee Coordination				
Finance Committee Coordination	-	-	5,400	5,400
Modifications Committee Coordination	-	5,280	5,280	5,760
Modifications Committee Improvements	-	10,000	6,000	10,000
Social Committee Events	896	10,000	2,500	10,000
Website Hosting & Maintenance	4,557	15,000	15,000	8,000
Office, Dues and Other	8,775	24,505	26,000	30,000
Audit	-	4,950	4,950	5,000
Insurance	5,747	35,000	53,563	65,000
Legal	25,968	25,000	35,000	35,000
Utilities	269,725	311,238	340,000	340,000
Utilities - Venture Center	25,095	28,364	38,742	35,000
Utilities - Fitness Center	4,907	9,470	9,000	10,000
Landscape Maintenance	71,742	311,019	282,496	415,557
Hardscape Maintenance	58,422	124,000	90,000	122,250
Storm Water Facilities Maint	22,510	15,000	11,700	34,000
Fitness Center O&M	50,803	19,248	16,248	14,248
Pool/Venture Center O&M	186,070	399,676	378,456	381,901
Spree House	-	35,000	-	-
Miscellaneous Services	1,682	-	575	1,000
Repairs and Replacements	60,383	60,500	68,500	98,500
Contingency	-	105,000	-	90,000
<b>Total Expenditures</b>	<b>\$ 1,140,714</b>	<b>\$ 2,193,330</b>	<b>\$ 2,139,770</b>	<b>\$ 2,560,256</b>
<b>Revenues Over/(Under) Exp</b>	<b>\$ 691,809</b>	<b>\$ (285,392)</b>	<b>\$ (214,715)</b>	<b>\$ (356,801)</b>
<b>Beginning Fund Balance</b>	<b>-</b>	<b>351,875</b>	<b>691,809</b>	<b>477,094</b>
<b>Ending Fund Balance</b>	<b>\$ 691,809</b>	<b>\$ 66,483</b>	<b>\$ 477,094</b>	<b>\$ 120,293</b>

## **BRIGHTON CROSSING OPERATIONS BOARD**

### **2021 BUDGET MESSAGE**

The Brighton Crossings Operations Board (formerly the Brighton Crossings Authority) was established pursuant to C.R.S. § 29-1-203, and in conformity with C.R.S. § 29-1-203.5 in 2019. The Authority was established through an Establishment Agreement by and among Brighton Crossing Metropolitan District Nos. 4-8 (the Districts). The Brighton Crossings Operations Board is organized for the general purpose of providing the services and any related functions, services or facilities permitted by the Constitution and laws of Colorado and in accordance with the provisions of the Agreement. The Districts, as permitted by their respective service plans and applicable Colorado law, as each may be amended from time to time, desire to coordinate with one another for the limited purpose of providing for the joint operations, maintenance, and repair of public improvements and provision of services, including but not limited to covenant enforcement and design control services.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the Board's financial statements.

In preparing the 2021 budget, the following goal is foremost for the Board:

- Provide operational services as desired by the property owners and residents of the Brighton Crossing Metropolitan District Nos. 4-8 in the most economical manner possible.

#### **General Fund**

##### *Revenues*

The District budgeted \$2,203,455 in total revenues for 2021. Primary sources consist of service fees and general operations fees of \$653,705 and \$1,069,950, respectively.

##### *Expenditures*

Total General Fund expenditures for 2021 are budgeted at \$2,560,256. In addition to administrative costs, including but not limited to, accounting, district management, legal, and insurance, the District also provides resources for the operations and maintenance of public improvements and amenities. Primary categories of expenditures include trash removal, utilities, landscape maintenance, Fitness Center/Venture Center/Pool operations and maintenance, and a contingency.

##### *Fund Balance/Reserves*

The Board's general fund is projected to have an ending fund balance of \$120,293, which includes the 3% TABOR required emergency reserve.