



## Management Financial Statements

### BOARD OF DIRECTORS BRIGHTON CROSSINGS OPERATIONS BOARD

We have prepared the accompanying management financial statements for the periods ended as of December 31, 2020 and March 31, 2021.

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 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. 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 financial statements, they might influence the user's conclusions about the financial position and results of operations.

A handwritten signature in black ink that reads "Amanda Kae Caste". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Pinnacle Consulting Group, Inc.  
June 7, 2021

<b>BRIGHTON CROSSINGS OPERATIONS BOARD</b>							6/7/2021
<b>BALANCE SHEET</b>							
<b>December 31, 2020 and March 31, 2021</b>							
		<b>Unaudited</b>	<b>Unaudited</b>				
		<b>Actual</b>	<b>Actual</b>				
		<b><u>12/31/2020</u></b>	<b><u>3/31/2021</u></b>				
	<b>Assets</b>						
	Current Assets						
	Cash	\$ 50,511	\$ 75,175				
	Accounts Receivable	137,664	58,042				
	Service Fees Due from District No. 4	373,258	571,742				
	Service Fees Due from District No. 6	76,200	264,148				
	Prepaid Expenses	69,386	-				
	Total Current Assets	\$ 707,019	\$ 969,107				
	<b>Total Assets</b>	<b>\$ 707,019</b>	<b>\$ 969,107</b>				
	<b>Liabilities</b>						
	Current Liabilities						
	Accounts Payable	\$ 142,586	\$ 178,207				
	Total Current Liabilities	\$ 142,586	\$ 178,207				
	<b>Total Liabilities</b>	<b>\$ 142,586</b>	<b>\$ 178,207</b>				
	<b>Fund Equity</b>						
	Nonspendable	\$ 69,386	\$ -				
	Restricted	57,162	57,162				
	Unassigned	437,885	733,738				
	<b>Total Fund Balance</b>	<b>\$ 564,433</b>	<b>\$ 790,900</b>				
	<b>Total Liabilities and Fund Equity</b>	<b>\$ 707,019</b>	<b>\$ 969,107</b>				
		<b>=</b>	<b>=</b>				

BRIGHTON CROSSINGS OPERATIONS BOARD							6/7/2021
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
2019 Actual, 2020 Adopted Budget and Projected Actual							
Year-to-Date Actual, Budget and Variance Through March 31, 2021							
		Modified Accrual Budgetary Basis					
GENERAL FUND	2020	2021	2021	Actual	Budget	Variance	
	Unaudited	Adopted	Projected	Through	Through	Through	
Revenues	Actual	Budget	Actual	3/31/2021	3/31/2021	3/31/2021	
Transfer from District No. 4	\$ 518,288	\$ 413,118	\$ 371,897	\$ 185,902	\$ 149,772	\$ 36,130	
Transfer from District No. 6	213,322	240,587	301,509	187,948	41,147	146,801	
Administrative Transfer Fees	64,000	40,000	50,400	12,600	10,000	2,600	
General Operations Fees	801,750	1,069,950	1,150,656	275,720	252,630	23,090	
Late Fees	5,534	3,000	10,000	2,790	750	2,040	
Alley Fees	47,497	49,050	61,035	14,946	11,925	3,021	
Courtyard Fees	12,183	18,000	23,681	3,000	3,750	(750)	
Venture Center Revenues	1,435	3,000	3,000	-	-	-	
Legal Fees	29,813	60,000	25,000	4,916	15,000	(10,084)	
Trash Fees	87,375	183,420	189,044	47,261	45,855	1,406	
Duplex Maintenance Fees	1,583	4,860	4,997	947	810	137	
Design Review Fees	40,569	21,250	23,040	5,760	5,312	448	
Developer Contributions	61,773	77,220	86,183	15,486	13,910	1,576	
Covenant Violations	10,425	15,000	15,000	4,025	3,750	275	
COVID-19 Cares Act	9,610	-	15,390	-	-	-	
Interest/Miscellaneous Income	231	5,000	250	-	1,250	(1,250)	
Total Revenues	\$ 1,905,388	\$ 2,203,455	\$ 2,331,082	\$ 761,301	\$ 555,861	\$ 205,440	
Expenditures							
Accounting and Finance	\$ 80,430	\$ 81,840	\$ 87,600	\$ 21,900	\$ 20,460	\$ (1,440)	
District Management/Administration	226,290	137,760	137,760	34,440	34,440	-	
District Facilities Management	88,590	112,320	112,320	28,080	28,080	-	
Master Association / Homeowner Exp.					-	-	
Community Education/Outreach	-	17,280	12,960	3,240	4,320	1,080	
Routine Communications	-	11,520	12,360	3,090	2,880	(210)	
Property Transfers	20,580	34,080	19,920	4,980	8,520	3,540	
DRC Reviews	55,315	73,960	43,200	10,800	18,490	7,690	
Covenant Enforcement	40,350	34,560	42,600	10,650	8,640	(2,010)	
HOA Elections	270	30,000	10,000	3,510	100	(3,410)	
Trash Removal	60,436	165,000	174,772	43,693	41,250	(2,443)	
On Lot Services - Courtyards Maintenance	-	2,880	2,880	-	-	-	
Residential Fee Billings Adminstration	-	38,760	27,500	2,730	9,690	6,960	
Collections	46,867	60,000	50,000	18,303	15,000	(3,303)	
COVID-19 Cares Act Expenditures	-	-	15,390	10,107	-	(10,107)	
Resident Committee Coordination						-	
Finance Committee Coordination	-	5,400	5,000	600	1,350	750	
Modifications Committee Coordination	1,740	5,760	5,000	360	1,440	1,080	
Expenditures Funded by Developer						-	
Development Coordination	-	30,240	30,240	5,910	7,560	1,650	
Builder's 101 Education	5,160	8,640	8,640	840	2,160	1,320	
Duplex Lawn Care - Landscape Maint	-	38,400	35,000	2,627	5,000	2,373	
Duplex Maint Specific Coord		4,800	4,800	-	-	-	
Legal	-	-	7,500	6,066	-	(6,066)	
Miscellaneous	-	-	5,000	990	-	(990)	
Modifications Committee Improvements	-	10,000	10,000	-	-	-	
Social Committee Events	-	10,000	7,500	30	1,000	970	
Website Hosting & Maintenace	9,100	8,000	5,000	735	2,000	1,265	
Office, Dues and Other	26,939	30,000	25,000	5,366	7,500	2,134	
Audit	5,000	5,000	5,000	-	-	-	
Insurance	53,563	65,000	63,228	63,228	65,000	1,772	
Legal	36,403	35,000	35,000	7,660	8,750	1,090	
Utilities	381,504	340,000	395,000	10,953	6,664	(4,289)	
Utilities - Venture Center	47,721	35,000	50,000	5,698	2,687	(3,011)	
Utilities - Fitness Center	10,355	10,000	12,000	3,447	999	(2,448)	
Landscape Maintenance	297,499	377,157	398,507	78,516	73,516	(5,000)	
Hardscape Maintenance	80,437	122,250	167,250	79,079	69,079	(10,000)	
Storm Water Facilities Maint	18,734	34,000	34,000	-	-	-	
Fitness Center O&M	9,369	14,248	12,748	6,072	7,072	1,000	
Pool/Venture Center O&M	345,462	381,901	386,606	60,391	57,891	(2,500)	
Miscellaneous Services	-	1,000	1,000	-	-	-	
Repairs and Replacements	84,650	98,500	98,500	743	743	-	
Contingency	-	90,000	-	-	-	-	
Total Expenditures	\$ 2,032,764	\$ 2,560,256	\$ 2,556,781	\$ 534,834	\$ 512,281	\$ (22,553)	
Revenues Over/(Under) Exp	\$ (127,376)	\$ (356,801)	\$ (225,699)	\$ 226,467	\$ 43,580	\$ 182,887	
Beginning Fund Balance	691,809	477,094	564,433	564,433	477,094	87,339	
Ending Fund Balance	\$ 564,433	\$ 120,293	\$ 338,734	\$ 790,900	\$ 520,674	\$ 270,226	
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