

BRIGHTON CROSSINGS METROPOLITAN DISTRICT

OPERATIONS BOARD

NOTICE AND AGENDA OF REGULAR MEETING

<u>Board of Directors</u>	<u>Office</u>	<u>District</u>
Matt Haley	Director	District No. 5
Neil Simpson	Treasurer	District No. 6
Jeffrey Schum	Assistant Secretary	District No. 7
Chris Bremner	Assistant Secretary	District No. 8
John Strider	Secretary	District No. 4

Date: July 25, 2023 (Tuesday)

Time: 6:00 P.M.

Place: ZOOM & Teleconference

[Click here to join the meeting](#) (Please press the control key and click to access the hyperlink)
719-359-4580; WEBINAR ID: 843 4587 7280; PASSCODE: 241455 (If joining by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1 – 2)**
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – April 25, 2022, Regular Meeting. **(Pages 3 – 7)**
- B. Ratification of Payables. **(Pages 8 – 38)**
- C. Ratification of Contract Modifications. **(Page 39)**

III. DISTRICT MANAGER ITEMS

- A. District Manager’s Report. (Informational Enclosure) **(Pages 40 – 44)**
- B. Operations & Maintenance Report. (Informational Enclosure)

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. Developer Update.
- B. Discussion Regarding Venture Park.

V. FINANCIAL ITEMS

- A. Review and Consider Approval of 2022 Audited Financial Statements.
(To Be Distributed Under Separate Cover)
- B. Review Unaudited Financial Statements for the period ending June 30, 2023.
(Pages 45 – 47)
- C. Consider Adoption of Amended and Restated Resolution Concerning the Imposition of Authority Fees. **(Pages 48 – 57)**

VI. LEGAL ITEMS

- A. Consider Acknowledgement of Amendment to Residential Improvement Guidelines and Site Restrictions for the Brighton Crossings Community.
- B. Consider Adoption of Fourth Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges.
(Pages 58 – 64)

VII. DIRECTOR ITEMS**VIII. OTHER MATTERS****IX. ADJOURNMENT**

****The next Regular Meeting is scheduled for October 24 2023****

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RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
April 25, 2023

The Regular Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:00 p.m. on Tuesday, April 25, 2023. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Neil Simpson, Treasurer
Jeffrey Schum, Assistant Secretary
Chris Bremner, Assistant Secretary
John Strider, Secretary

Also in Attendance:

Eve Velasco; White Bear Ankele Tanaka & Waldron
Lyndsey Paavilainen; Brookfield Residential.
Tiffany Skoglund, Kenny Parrish, Jordan Wood, Amanda Castle, Tracie Kaminski, and Daryl Fields; Pinnacle Consulting Group, Inc.
Brittany Watkins, Jessica Zeleniak, and David Dibbern; Brighton Crossing District No. 4 Board Members.
Desi Velasquez, Sean Brasseal, and other Members of the Public who did not provide their names.

CALL TO ORDER

The Regular Meeting of the Board of Directors of the Brighton Crossings Metropolitan District Operations Board was called to order at 6:01 p.m. by Ms. Velasco, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Velasco also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Velasco advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office, and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Velasco inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional

RECORD OF PROCEEDINGS

disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

ACKNOWLEDGE
APPOINTMENT OF
MEMBER
DISTRICT NO. 5

The Board acknowledged the appointment of Matt Haley as President to the Brighton Crossings Metropolitan District Operations Board as the representative of Brighton Crossing Metropolitan District No. 5.

Election of Officers: Following discussion, upon a motion duly made and seconded, and upon vote, unanimously carried, it was

RESOLVED to elect Mr. Haley as President and to keep all other officer positions unchanged.

AGENDA

The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, presented.

APPROVAL OF
MINUTES

The Board reviewed the minutes of the December 5, 2022 meeting of the Board of Directors. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the December 5, 2022 meeting of the Board of Directors, as presented.

PUBLIC
COMMENTS

Mr. Velasquez expressed concerns about the vandalism and disruptive behavior taking place at the Venture Center and Fitness Center. Mr. Velasquez requested better staffing, additional monitoring, and supervision.

Mr. Dibbern also stated concerns about the behavior and vandalism at the Fitness Center and Venture Centers. He requested the Board to find a way to monitor who uses those facilities, specifically community members not allowing guests.

Ms. Zeleniak noted the impact of the change of operating hours of the Venture Center and the concern for the vandalism taking place in the Fitness Center. Ms. Zeleniak suggested wiping card access annually, re-issuing the minor policy, and providing YMCA with more guidance on the expectations. Ms.

RECORD OF PROCEEDINGS

Zeleniak also asked why the contract to construct Venture Park would be through District No. 6.

DIRECTOR COMMENTS

Director Strider responded to all public comments regarding the vandalism at the Venture and Fitness Centers. Director Strider requested looking back into the YMCA budget and hiring or switching staff around to have coverage during the prime hours.

Ms. Velasco responded to Ms. Zeleniak's question regarding Venture Park, noting that District No. 6 has project funds available to pay for the project from the 2020 bond issuance, while District No. 4 does not. She further noted that Venture Park is a community-wide amenity, and so can be funded by any of the Districts.

Director Bremner responded to Mr. Velasquez and Mr. Dibbern's concerns. Director Bremner was open to suggestions and agreed there was a need for continued discussions and a resolution to address these issues and concerns.

Director Strider brought to the Board's attention the need for discussion on a proactive approach to water conservation. He reported he had been in contact with Mr. Fields and doing his own research on turf and costs associated with water conservation.

FINANCIAL MATTERS

Ratification of Claims: Ms. Kaminski reviewed with the Board the payment of claims for the period ending March 31, 2023, in the amount of \$1,052,521.27 and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the payment of claims for the period ending March 31, 2023, in the amount \$1,052,521.27, as presented.

Financial Report: Ms. Kaminski reviewed with the Board the unaudited Financial Statements for the period ending December 31, 2022, and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2022, as presented.

RECORD OF PROCEEDINGS

Engagement of WIPFLI LLP for 2022 Audit: Ms. Kaminski discussed and requested ratification of the engagement of WIPFLI LLP to perform the 2022 Audit for the Operations Board and answered questions. Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to ratify the engagement of WIPFLI LLP to perform the 2022 audit.

MANAGEMENT
AND
OPERATIONAL
MATTERS

YMCA Report: Ms. Skoglund presented the YMCA report to the Board and answered questions.

District Manager's Report: Ms. Skoglund presented the District Manager's Report to the Board and answered questions.

Operations and Maintenance Report: Mr. Fields presented the Operations and Maintenance Report to the Board, provided updates, and answered questions.

Contract Modification Report: Mr. Fields presented and requested approval of the Contract Modification Reports and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the Contract Modification Report, as presented.

Venture Center/Fitness Center Operation Hours: Ms. Skoglund informed the Board the temporary change in operating hours of both the Venture Center and the Fitness Center was successful in limiting vandalism during the evening hours. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve permanently changing the operating hours of the Fitness Center and Venture Center from 4:00AM-8:00PM.

LEGAL MATTERS

Agreement with Godden Sudik for Design Review Consultant Services: Ms. Velasco presented the Agreement with Godden Sudik for Design Review Consultant Services. Following review and discussion, and upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the Agreement with Godden Sudik for Design Review Consultant Services.

Colorado Vista Landscape Design Agreement for Design Review Consultant Services: Ms. Velasco presented the Agreement with Colorado Vista Landscape Design for Design Review Consultant Services. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the Agreement with Colorado Vista Landscape Design for Design Review Consultant Services.

Amended and Restated Fee Resolution: Ms. Velasco presented the Amended and Restated Fee Resolution and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended and Restated Fee Resolution, as presented.

Website Fliers: Ms. Velasco presented three fliers to the Board: About Metro Districts, Living in a Metro District, and Primer for Policymakers. Ms. Velasco recommended that the “About Metro Districts” and “Living in a Metro District” fliers be posted on the website as information for the public. It was the consensus of the Board to post the fliers on the website.

OTHER MATTERS

No Other Matters were brought before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote unanimously carried, the meeting was adjourned at 7:13 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Jordan Wood, Recording Secretary for the Meeting

Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163668	03/10/2023		1-52760 · Grounds Maintenance	235.75
TOTAL				<u>235.75</u>
Bill.com	04/21/2023	Altitude Community Law P.C.	1072 · Bill.com Money Out Clearing	
886222	03/24/2023		1-51111 · Legal - Collections	9,304.00
TOTAL				<u>9,304.00</u>
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163464	03/02/2023		1-52111 · Courtyard Landscaping O&M	1,847.20
TOTAL				<u>1,847.20</u>
Bill.com	04/21/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24263	03/31/2023		1-51043 · ARC Reviews	3,010.00
			1-51048 · Routine Communications	2,345.00
			1-51042 · Covenant Enforcement	1,785.00
			1-51041 · Property Transfers	2,870.00
TOTAL				<u>10,010.00</u>
Bill.com	04/21/2023	UNCC	1072 · Bill.com Money Out Clearing	
223030170	03/31/2023		1-51400 · Utilities	354.75
TOTAL				<u>354.75</u>
Bill.com	04/21/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24262	03/31/2023		1-51000 · Finance & Accounting	11,208.29
			1-51040 · District Management	11,666.62
			1-51045 · Facilities Managment	11,899.95
			1-51120 · Office, Dues & Other	414.96
TOTAL				<u>35,189.82</u>
Bill.com	04/21/2023	Michael Kim (v)	1072 · Bill.com Money Out Clearing	
2065689	03/31/2023		1-11515 · AR - Other	1,258.70
TOTAL				<u>1,258.70</u>
Bill.com	04/21/2023	Star Playgrounds	1072 · Bill.com Money Out Clearing	
INV11729B	03/31/2023		1-52215 · Playgrounds	3,340.00
TOTAL				<u>3,340.00</u>
Bill.com	04/21/2023	Veria Technologies Inc	1072 · Bill.com Money Out Clearing	
4049	03/31/2023		1-51120 · Office, Dues & Other	195.00
TOTAL				<u>195.00</u>
Bill.com	04/21/2023	Mobile Surface Solutions	1072 · Bill.com Money Out Clearing	
1179	03/06/2023		1-52110 · Site Cleanup	600.00
TOTAL				<u>600.00</u>

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Num	Date	Name	Account	Paid Amount
Bill.com	04/21/2023	White, Bear & Ankele P.C.	1072 · Bill.com Money Out Clearing	
27225	03/31/2023		1-51110 · Legal	3,924.75
TOTAL				<u>3,924.75</u>
Bill.com	04/21/2023	Muttley's Maid, Inc	1072 · Bill.com Money Out Clearing	
145737	03/15/2023		1-52113 · Dog Park/Pet Waste Cleanup	3,490.00
TOTAL				<u>3,490.00</u>
Bill.com	04/21/2023	South Beebe Draw Metro District	1072 · Bill.com Money Out Clearing	
4178-2021	12/31/2022		1-51401 · Utilities - Venture Center	4,896.65
TOTAL				<u>4,896.65</u>
Bill.com	04/21/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
38211	03/10/2023		1-52109 · Pest Control	150.00
TOTAL				<u>150.00</u>
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163667	03/10/2023		1-52101 · Manicured Landscaping O&M	1,278.83
TOTAL				<u>1,278.83</u>
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163815	03/17/2023		1-52110 · Site Cleanup	1,425.00
TOTAL				<u>1,425.00</u>
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163465	03/02/2023		1-52760 · Grounds Maintenance	1,828.64
TOTAL				<u>1,828.64</u>
Bill.com	04/21/2023	YMCA of Metro Denver	1072 · Bill.com Money Out Clearing	
12023-BVC1	02/15/2023		1-52751 · Operation & Programming Mgmt	18,828.00
			1-52752 · Programming & Events	1,264.99
			1-52753 · Building Maintenance	1,107.43
			1-52756 · Furniture, Fixtures & Equipment	932.19
			1-52758 · Janitorial Services	3,800.60
			1-52755 · Pool Supplies/Chemicals	2,660.20
TOTAL				<u>28,593.41</u>
Bill.com	04/21/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24264	03/31/2023		1-51303 · Duplex Lawn Care-Landscape Mnt	840.00
			1-51303 · Duplex Lawn Care-Landscape Mnt	105.00
TOTAL				<u>945.00</u>
Bill.com	04/21/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
38210	03/10/2023		1-52109 · Pest Control	225.00
TOTAL				<u>225.00</u>

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Num	Date	Name	Account	Paid Amount
Bill.com	04/21/2023	Mobile Surface Solutions	1072 · Bill.com Money Out Clearing	
1180	03/31/2023		1-52201 · Snow Removal	353.00
			1-52761 · Snow Removal	353.00
TOTAL				<u>706.00</u>
Bill.com	04/21/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163466	03/02/2023		1-52112 · Duplex Lawn Care	4,295.41
TOTAL				<u>4,295.41</u>
Bill.com	04/21/2023	Mobile Surface Solutions	1072 · Bill.com Money Out Clearing	
1181	03/31/2023		1-52213 · Alley Snow Removal	750.00
TOTAL				<u>750.00</u>
Bill.com	05/22/2023	American Mechanical Services of Denver	1072 · Bill.com Money Out Clearing	
C10803	04/01/2023		1-52753 · Building Maintenance	1,377.00
TOTAL				<u>1,377.00</u>
Bill.com	05/22/2023	American Mechanical Services of Denver	1072 · Bill.com Money Out Clearing	
1326327	04/07/2023		1-52753 · Building Maintenance	516.82
TOTAL				<u>516.82</u>
Bill.com	05/22/2023	American Mechanical Services of Denver	1072 · Bill.com Money Out Clearing	
1327590	04/17/2023		1-52753 · Building Maintenance	585.00
TOTAL				<u>585.00</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
164140	04/01/2023		1-52112 · Duplex Lawn Care	4,295.41
TOTAL				<u>4,295.41</u>
Bill.com	05/23/2023	Altitude Community Law P.C.	1072 · Bill.com Money Out Clearing	
888203	04/21/2023		1-51111 · Legal - Collections	10,704.60
TOTAL				<u>10,704.60</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
164137	04/01/2023		1-52111 · Courtyard Landscaping O&M	1,847.20
TOTAL				<u>1,847.20</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165092	04/28/2023		1-52904 · Irrigation Repair & Upgrade	6,959.70
TOTAL				<u>6,959.70</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
164139	04/01/2023		1-52101 · Manicured Landscaping O&M	27,173.75
TOTAL				<u>27,173.75</u>

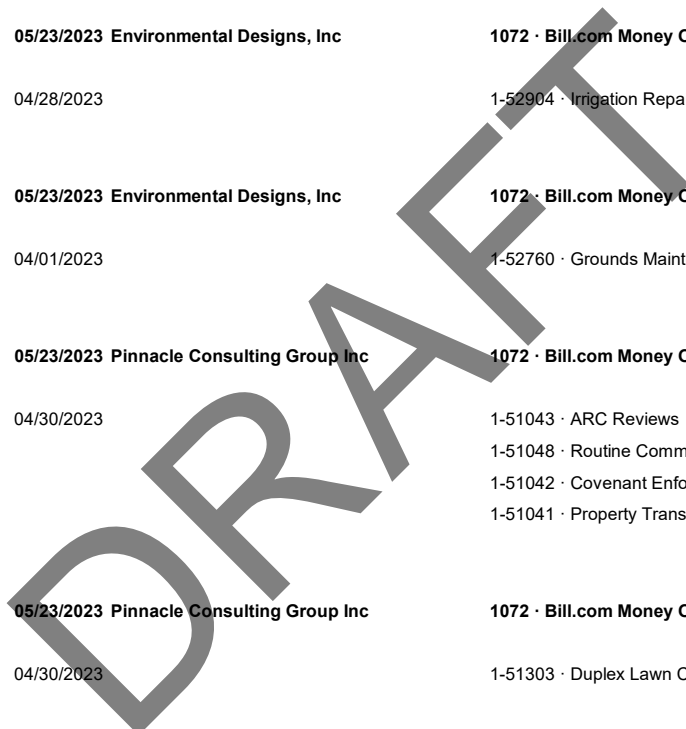
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Num	Date	Name	Account	Paid Amount
Bill.com	05/23/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
38613	04/14/2023		1-52109 · Pest Control	150.00
TOTAL				<u>150.00</u>
Bill.com	05/23/2023	White, Bear & Ankele P.C.	1072 · Bill.com Money Out Clearing	
27715	04/30/2023		1-51110 · Legal	2,573.27
			1-51050 · Elections	33.83
TOTAL				<u>2,607.10</u>
Bill.com	05/23/2023	Marcus Moran (V)	1072 · Bill.com Money Out Clearing	
2065744	04/19/2023		1-11515 · AR - Other	341.70
TOTAL				<u>341.70</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165110	04/28/2023		1-52904 · Irrigation Repair & Upgrade	170.00
TOTAL				<u>170.00</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
164138	04/01/2023		1-52760 · Grounds Maintenance	1,828.64
TOTAL				<u>1,828.64</u>
Bill.com	05/23/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24415	04/30/2023		1-51043 · ARC Reviews	2,905.00
			1-51048 · Routine Communications	3,745.00
			1-51042 · Covenant Enforcement	560.00
			1-51041 · Property Transfers	2,870.00
TOTAL				<u>10,080.00</u>
Bill.com	05/23/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24416	04/30/2023		1-51303 · Duplex Lawn Care-Landscape Mnt	875.00
TOTAL				<u>875.00</u>
Bill.com	05/23/2023	Heatherly Creative, LLC	1072 · Bill.com Money Out Clearing	
011	04/20/2023		1-51070 · Website/Newsletter	300.00
TOTAL				<u>300.00</u>
Bill.com	05/23/2023	YMCA of Metro Denver	1072 · Bill.com Money Out Clearing	
022023-BVC1	03/15/2023		1-52751 · Operation & Programming Mgmt	18,748.00
			1-52752 · Programming & Events	1,933.45
			1-52753 · Building Maintenance	198.00
			1-52756 · Furniture, Fixtures & Equipment	250.00
			1-52758 · Janitorial Services	2,775.60
			1-52757 · Security Monitoring	535.00
			1-52754 · Pool Maintenance	3,392.00
TOTAL				<u>27,832.05</u>



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Num	Date	Name	Account	Paid Amount
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165093	04/28/2023		1-52904 · Irrigation Repair & Upgrade	268.50
TOTAL				<u>268.50</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165083	04/28/2023		1-52904 · Irrigation Repair & Upgrade	933.02
TOTAL				<u>933.02</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165085	04/28/2023		1-52904 · Irrigation Repair & Upgrade	702.86
TOTAL				<u>702.86</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
162418	02/01/2023		1-52760 · Grounds Maintenance	1,828.64
TOTAL				<u>1,828.64</u>
Bill.com	05/23/2023	Muttley's Maid, Inc	1072 · Bill.com Money Out Clearing	
145843	04/15/2023		1-52113 · Dog Park/Pet Waste Cleanup	3,490.00
TOTAL				<u>3,490.00</u>
Bill.com	05/23/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
38612	04/14/2023		1-52109 · Pest Control	225.00
TOTAL				<u>225.00</u>
Bill.com	05/23/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165087	04/28/2023		1-52904 · Irrigation Repair & Upgrade	18,828.18
TOTAL				<u>18,828.18</u>
Bill.com	05/23/2023	UNCC	1072 · Bill.com Money Out Clearing	
223040181	04/30/2023		1-51400 · Utilities	296.70
TOTAL				<u>296.70</u>
Bill.com	05/23/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24414	04/30/2023		1-51000 · Finance & Accounting	11,208.29
			1-51040 · District Management	11,666.62
			1-51045 · Facilities Managment	11,899.95
			1-51120 · Office, Dues & Other	260.22
TOTAL				<u>35,035.08</u>
Bill.com	05/23/2023	Veria Technologies Inc	1072 · Bill.com Money Out Clearing	
4069	04/30/2023		1-51120 · Office, Dues & Other	195.00
TOTAL				<u>195.00</u>

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Brighton Crossings Operations Board

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Num	Date	Name	Account	Paid Amount
Bill.com	05/23/2023	Colorado Vista Landscape Design, Inc.	1072 · Bill.com Money Out Clearing	
1438	04/30/2023		1-51043 · ARC Reviews	875.00
TOTAL				<u>875.00</u>
Bill.com	06/21/2023	Stanley Access Technologies LLC	1072 · Bill.com Money Out Clearing	
0906361815	02/04/2022		1-52733 · Building Maintenance	5,200.00
TOTAL				<u>5,200.00</u>
Bill.com	06/21/2023	Stanley Access Technologies LLC	1072 · Bill.com Money Out Clearing	
0906283254	02/28/2022		1-52733 · Building Maintenance	5,200.00
TOTAL				<u>5,200.00</u>
Bill.com	06/22/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24555	05/31/2023		1-51043 · ARC Reviews	3,570.00
			1-51048 · Routine Communications	2,870.00
			1-51042 · Covenant Enforcement	175.00
			1-51041 · Property Transfers	2,240.00
TOTAL				<u>8,855.00</u>
Bill.com	06/22/2023	White, Bear & Ankele P.C.	1072 · Bill.com Money Out Clearing	
28205	05/31/2023		1-51110 · Legal	1,660.87
			1-51050 · Elections	33.83
TOTAL				<u>1,694.70</u>
Bill.com	06/22/2023	Philip & Crystal Abeyta (v)	1072 · Bill.com Money Out Clearing	
2065509	05/23/2023		1-11515 · AR - Other	246.00
TOTAL				<u>246.00</u>
Bill.com	06/22/2023	Altitude Community Law P.C.	1072 · Bill.com Money Out Clearing	
890108	05/24/2023		1-51111 · Legal - Collections	4,032.60
TOTAL				<u>4,032.60</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165342	05/01/2023		1-52112 · Duplex Lawn Care	4,295.41
TOTAL				<u>4,295.41</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165710	05/09/2023		1-52102 · Flower Installation & Maintenan	11,025.03
TOTAL				<u>11,025.03</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
166157	05/25/2023		1-52902 · Mulch Replacement	20,000.00
TOTAL				<u>20,000.00</u>

Brighton Crossings Operations Board

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Num	Date	Name	Account	Paid Amount
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165763	05/12/2023		1-52904 · Irrigation Repair & Upgrade	160.00
TOTAL				<u>160.00</u>
Bill.com	06/22/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24556	05/31/2023		1-51301 · Development Coord	910.00
TOTAL				<u>910.00</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165340	05/01/2023		1-52760 · Grounds Maintenance	1,828.64
TOTAL				<u>1,828.64</u>
Bill.com	06/22/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
39091	05/12/2023		1-52109 · Pest Control	225.00
TOTAL				<u>225.00</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165341	05/01/2023		1-52101 · Manicured Landscaping O&M	25,877.98
			1-52107 · Native Area O&M	1,295.77
TOTAL				<u>27,173.75</u>
Bill.com	06/22/2023	Godden Sudik Architects Inc	1072 · Bill.com Money Out Clearing	
23-604	05/20/2023		1-51043 · ARC Reviews	675.00
TOTAL				<u>675.00</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165953	05/19/2023		1-52904 · Irrigation Repair & Upgrade	1,255.27
TOTAL				<u>1,255.27</u>
Bill.com	06/22/2023	Fence Consulting Services, Inc	1072 · Bill.com Money Out Clearing	
9092	04/05/2023		1-52206 · Fencing O&M	950.00
TOTAL				<u>950.00</u>
Bill.com	06/22/2023	Affordable Pest Control	1072 · Bill.com Money Out Clearing	
39092	05/12/2023		1-52109 · Pest Control	150.00
TOTAL				<u>150.00</u>
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165709	05/09/2023		1-52905 · Reseeding	2,578.40
TOTAL				<u>2,578.40</u>

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Brighton Crossings Operations Board

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April 1 through July 17, 2023

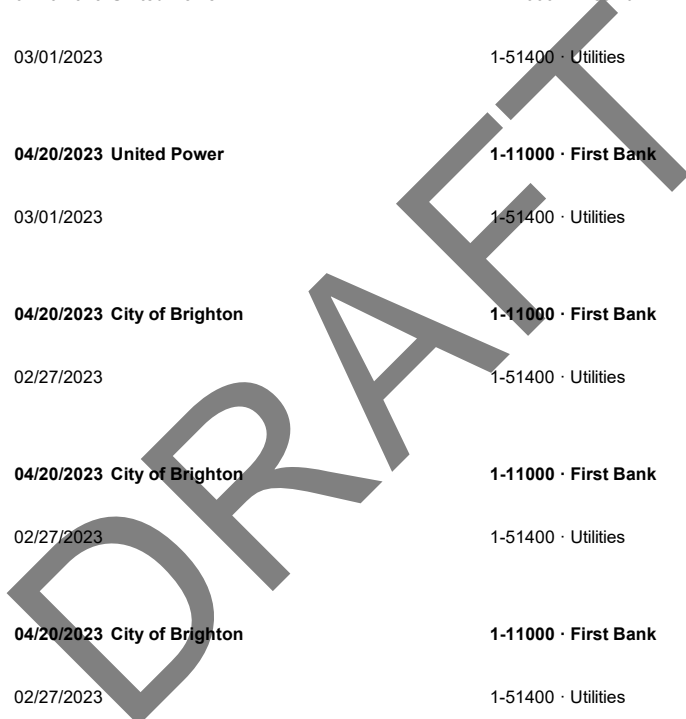
Num	Date	Name	Account	Paid Amount
Bill.com	06/22/2023	YMCA of Metro Denver	1072 · Bill.com Money Out Clearing	
032023-BVC1	04/15/2023		1-52751 · Operation & Programming Mgmt	18,828.00
			1-52752 · Programming & Events	808.89
			1-52754 · Pool Maintenance	2,750.00
			1-52734 · Furniture, Fixtures & Equipment	450.00
			1-52758 · Janitorial Services	1,915.60
			1-52757 · Security Monitoring	200.00
			1-52735 · Security Monitoring	583.50
TOTAL				25,535.99
Bill.com	06/22/2023	Colorado Vista Landscape Design, Inc.	1072 · Bill.com Money Out Clearing	
1445	05/31/2023		1-51043 · ARC Reviews	1,040.00
TOTAL				1,040.00
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
163539	03/02/2023		1-52101 · Manicured Landscaping O&M	17,408.63
			1-52107 · Native Area O&M	2,409.93
TOTAL				19,818.56
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165800	05/12/2023		1-52904 · Irrigation Repair & Upgrade	2,623.93
TOTAL				2,623.93
Bill.com	06/22/2023	UNCC	1072 · Bill.com Money Out Clearing	
223050190	05/31/2023		1-51400 · Utilities	247.68
TOTAL				247.68
Bill.com	06/22/2023	Muttley's Maid, Inc	1072 · Bill.com Money Out Clearing	
145947	05/15/2023		1-52113 · Dog Park/Pet Waste Cleanup	3,490.00
TOTAL				3,490.00
Bill.com	06/22/2023	Pinnacle Consulting Group Inc	1072 · Bill.com Money Out Clearing	
24554	05/31/2023		1-51000 · Finance & Accounting	11,208.83
			1-51040 · District Management	11,667.18
			1-51045 · Facilities Managment	11,900.53
			1-51120 · Office, Dues & Other	258.42
TOTAL				35,034.96
Bill.com	06/22/2023	Norfield Development Partners, LLC	1072 · Bill.com Money Out Clearing	
1659	03/22/2023		1-51400 · Utilities	1,423.00
TOTAL				1,423.00
Bill.com	06/22/2023	Environmental Designs, Inc	1072 · Bill.com Money Out Clearing	
165339	05/01/2023		1-52111 · Courtyard Landscaping O&M	1,847.20
TOTAL				1,847.20

Brighton Crossings Operations Board

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Num	Date	Name	Account	Paid Amount
Bill.com	06/22/2023	Chae Roskam & Danielle Bates (v)	1072 · Bill.com Money Out Clearing	
2065897	05/23/2023		1-11515 · AR - Other	81.00
TOTAL				<u>81.00</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022527 02.2023	02/27/2023		1-51400 · Utilities	249.91
TOTAL				<u>249.91</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
18545501 03.23	03/31/2023		1-51400 · Utilities	22.36
TOTAL				<u>22.36</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19254901 03.23	03/01/2023		1-51400 · Utilities	22.38
TOTAL				<u>22.38</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19257801 03.23	03/01/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021900 02.2023	02/27/2023		1-51400 · Utilities	73.42
TOTAL				<u>73.42</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37050911 02.2023	02/27/2023		1-51400 · Utilities	131.38
TOTAL				<u>131.38</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022244 02.2023	02/27/2023		1-51400 · Utilities	73.42
TOTAL				<u>73.42</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
8769502 03.23	03/01/2023		1-51400 · Utilities	36.79
TOTAL				<u>36.79</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021920 02.2023	02/27/2023		1-51400 · Utilities	420.61
TOTAL				<u>420.61</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022244 03.23	03/27/2023		1-51400 · Utilities	81.23
TOTAL				<u>81.23</u>



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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	United Power	1-11000 · First Bank	
9701901 03.23	03/31/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023522 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19948401 03.23	03/01/2023		1-51400 · Utilities	40.03
TOTAL				<u>40.03</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
9701801 03.23	03/01/2023		1-51400 · Utilities	39.39
TOTAL				<u>39.39</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19457701 03.23	03/01/2023		1-51400 · Utilities	40.83
TOTAL				<u>40.83</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023523 02.2023	02/27/2023		1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023091 03.23	03/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023526 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021900 03.23	03/27/2023		1-51400 · Utilities	87.66
TOTAL				<u>87.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
21367900 03.23	03/01/2023		1-51400 · Utilities	31.34
TOTAL				<u>31.34</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021901 03.23	03/27/2023		1-51400 · Utilities	33.04
TOTAL				<u>33.04</u>

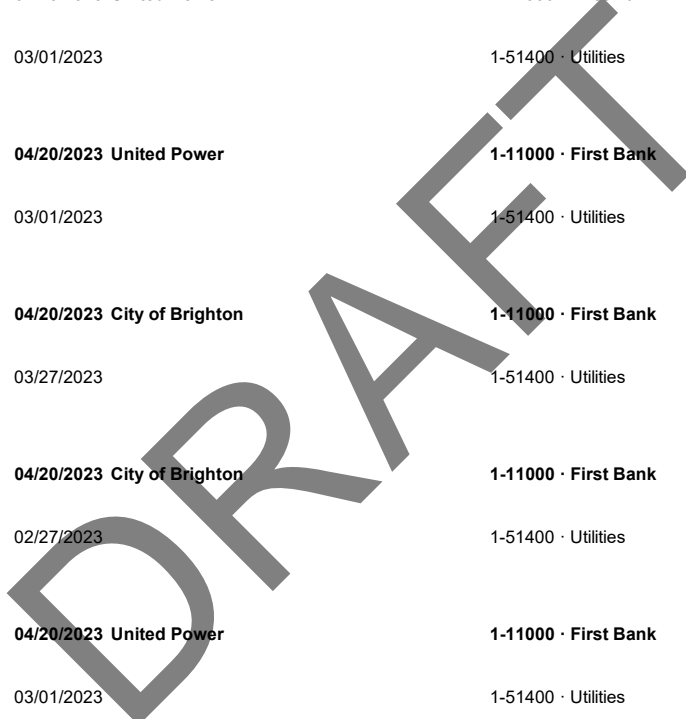
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Brighton Crossings Operations Board

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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	United Power	1-11000 · First Bank	
20755901 03.23	03/01/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023521 02.2023	02/27/2023		1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37001201 02.2023	02/27/2023		1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19804201 03.23	03/01/2023		1-51400 · Utilities	41.87
TOTAL				<u>41.87</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19784501 03.23	03/01/2023		1-51400 · Utilities	39.43
TOTAL				<u>39.43</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023092 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000026306 02.2023	02/27/2023		1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
20803401 03.23	03/01/2023		1-51400 · Utilities	25.47
TOTAL				<u>25.47</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025792 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022226 02.2023	02/27/2023		1-51400 · Utilities	73.42
TOTAL				<u>73.42</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021805 02.2023	02/27/2023		1-51400 · Utilities	73.42
TOTAL				<u>73.42</u>



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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023524 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
9277804 03.23	03/01/2023		1-51401 · Utilities - Venture Center	1,023.41
TOTAL				<u>1,023.41</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000020655 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000029829 02.2023	02/27/2023		1-51400 · Utilities	275.32
TOTAL				<u>275.32</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022514 03.23	03/27/2023		1-51400 · Utilities	182.31
TOTAL				<u>182.31</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025794 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023525 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19265201 03.23	03/01/2023		1-51400 · Utilities	24.17
TOTAL				<u>24.17</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19257701 03.23	03/01/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023521 03.23	03/27/2023		1-51400 · Utilities	184.69
TOTAL				<u>184.69</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000020655 03.23	03/27/2023		1-51400 · Utilities	35.80
TOTAL				<u>35.80</u>

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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	United Power	1-11000 · First Bank	
9311302 03.23	03/31/2023		1-51400 · Utilities	34.96
TOTAL				<u>34.96</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37203941 03.23	03/27/2023		1-51400 · Utilities	282.08
TOTAL				<u>282.08</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19000301 03.23	03/01/2023		1-51400 · Utilities	44.23
TOTAL				<u>44.23</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
8246803 03.23	03/01/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
22167100 03.23	03/01/2023		1-51400 · Utilities	21.98
TOTAL				<u>21.98</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021912 02.2023	02/27/2023		1-51402 · Utilities - Fitness Center	173.89
TOTAL				<u>173.89</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021920 03.23	03/27/2023		1-51400 · Utilities	512.51
TOTAL				<u>512.51</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
18748701 03.23	03/01/2023		1-51400 · Utilities	23.78
TOTAL				<u>23.78</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37050911 03.23	03/27/2023		1-51400 · Utilities	146.08
TOTAL				<u>146.08</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022226 03.23	03/27/2023		1-51400 · Utilities	79.85
TOTAL				<u>79.85</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025792 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>

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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	United Power	1-11000 · First Bank	
19458001 03.23	03/01/2023		1-51400 · Utilities	48.14
TOTAL				48.14
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025861 03.23	03/31/2023		1-51400 · Utilities	112.69
TOTAL				112.69
N/A	04/20/2023	United Power	1-11000 · First Bank	
19948501 03.23	03/01/2023		1-51400 · Utilities	39.44
TOTAL				39.44
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022227 03.23	03/27/2023		1-51400 · Utilities	85.37
TOTAL				85.37
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022225 02.2023	02/27/2023		1-51400 · Utilities	123.45
TOTAL				123.45
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022225 03.23	03/27/2023		1-51400 · Utilities	146.88
TOTAL				146.88
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023526 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				31.66
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023524 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				31.66
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000026306 03.23	03/27/2023		1-51400 · Utilities	191.50
TOTAL				191.50
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37050901 02.2023	02/27/2023		1-51401 · Utilities - Venture Center	147.03
TOTAL				147.03
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37001201 03.23	03/27/2023		1-51400 · Utilities	185.06
TOTAL				185.06

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Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021912 03.23	03/27/2023		1-51402 · Utilities - Fitness Center	172.25
TOTAL				<u>172.25</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19052501 03.23	03/01/2023		1-51402 · Utilities - Fitness Center	946.95
TOTAL				<u>946.95</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19457901 03.23	03/01/2023		1-51400 · Utilities	30.81
TOTAL				<u>30.81</u>
N/A	04/20/2023	Waste Connections	1-11000 · First Bank	
6882653V311	03/15/2023		1-53302 · Master Assoc-Trash Removal	22,865.50
TOTAL				<u>22,865.50</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37203961 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022527 03.23	03/27/2023		1-51400 · Utilities	282.08
TOTAL				<u>282.08</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19457801 03.23	03/01/2023		1-51400 · Utilities	40.03
TOTAL				<u>40.03</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025794 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19257601 03.23	03/01/2023		1-51400 · Utilities	22.36
TOTAL				<u>22.36</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023091 02.2023	02/28/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37203941 02.2023	02/27/2023		1-51400 · Utilities	249.91
TOTAL				<u>249.91</u>

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April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000029829 03.23	03/27/2023		1-51400 · Utilities	312.08
TOTAL				<u>312.08</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19853701 02.2023	02/28/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022514 02.2023	02/27/2023		1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025793 03.23	03/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19000501 03.23	03/01/2023		1-51400 · Utilities	22.36
TOTAL				<u>22.36</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025793 02.2023	02/27/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025707 03.23	03/27/2023		1-51400 · Utilities	226.42
TOTAL				<u>226.42</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
19800901 03.23	03/01/2023		1-51400 · Utilities	40.39
TOTAL				<u>40.39</u>
N/A	04/20/2023	Waste Connections	1-11000 · First Bank	
6882273V311	03/15/2023		1-51401 · Utilities - Venture Center	135.51
TOTAL				<u>135.51</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37203961 03.23	03/27/2023		1-51400 · Utilities	34.33
TOTAL				<u>34.33</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000022227 02.2023	02/27/2023		1-51400 · Utilities	73.42
TOTAL				<u>73.42</u>

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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021901	02.2023	02/27/2023	1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000021805	03.23	03/27/2023	1-51400 · Utilities	83.99
TOTAL				<u>83.99</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023522	02.2023	02/27/2023	1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	Waste Connections	1-11000 · First Bank	
6903754V311		03/31/2023	1-51402 · Utilities - Fitness Center	11.88
TOTAL				<u>11.88</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023092	02.2023	02/27/2023	1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023525	03.23	03/27/2023	1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
37050901	03.23	03/27/2023	1-51401 · Utilities - Venture Center	163.98
TOTAL				<u>163.98</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000023523	03.23	03/27/2023	1-51400 · Utilities	182.21
TOTAL				<u>182.21</u>
N/A	04/20/2023	United Power	1-11000 · First Bank	
9020102	03.23	03/01/2023	1-51400 · Utilities	22.73
TOTAL				<u>22.73</u>
N/A	04/20/2023	City of Brighton	1-11000 · First Bank	
6000025707	02.2023	02/27/2023	1-51400 · Utilities	168.52
TOTAL				<u>168.52</u>
N/A	04/20/2023	Mailchimp	1-11000 · First Bank	
MC10017178		04/19/2023	1-51047 · Community Education/Outreach	72.50
TOTAL				<u>72.50</u>

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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	04/21/2023	Comcast	1-11000 · First Bank	
0801850 03.23	03/21/2023		1-51401 · Utilities - Venture Center	742.51
TOTAL				<u>742.51</u>
N/A	04/21/2023	Xcel Energy	1-11000 · First Bank	
822156541	03/30/2023		1-51402 · Utilities - Fitness Center	176.48
			1-51401 · Utilities - Venture Center	216.25
TOTAL				<u>392.73</u>
N/A	04/21/2023	Bill.com	1-11000 · First Bank	
23048970027	03/31/2023		1-51120 · Office, Dues & Other	88.28
TOTAL				<u>88.28</u>
N/A	04/21/2023	Comcast	1-11000 · First Bank	
0741403	03/06/2023		1-51402 · Utilities - Fitness Center	543.34
TOTAL				<u>543.34</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
18545501 04.23	04/30/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000025792 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	Waste Connections	1-11000 · First Bank	
6944505V311	04/17/2023		1-53302 · Master Assoc-Trash Removal	22,865.50
TOTAL				<u>22,865.50</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022225 04.23	04/30/2023		1-51400 · Utilities	376.63
TOTAL				<u>376.63</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19948401 04.23	04/30/2023		1-51400 · Utilities	37.94
TOTAL				<u>37.94</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19052501 04.23	04/30/2023		1-51400 · Utilities	706.03
TOTAL				<u>706.03</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19800901 04.23	04/30/2023		1-51400 · Utilities	38.30
TOTAL				<u>38.30</u>

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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	United Power	1-11000 · First Bank	
19457701 04.23	04/30/2023		1-51400 · Utilities	38.76
TOTAL				<u>38.76</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19853701 04.23	04/11/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022226 04.23	04/30/2023		1-51400 · Utilities	476.86
TOTAL				<u>476.86</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022527 04.23	04/30/2023		1-51400 · Utilities	1,430.83
TOTAL				<u>1,430.83</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
9020102 04.23	04/30/2023		1-51400 · Utilities	22.84
TOTAL				<u>22.84</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
9277804 04.23	04/30/2023		1-51400 · Utilities	801.79
TOTAL				<u>801.79</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000021901 04.23	04/30/2023		1-51400 · Utilities	37.17
TOTAL				<u>37.17</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
9701901 04.23	04/30/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19257601 04.23	04/30/2023		1-51400 · Utilities	22.36
TOTAL				<u>22.36</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
37050911 04.23	04/30/2023		1-51400 · Utilities	929.99
TOTAL				<u>929.99</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000025861 04.23	04/30/2023		1-51400 · Utilities	107.87
TOTAL				<u>107.87</u>

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Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	United Power	1-11000 · First Bank	
19254901 04.23	04/30/2023		1-51400 · Utilities	22.50
TOTAL				<u>22.50</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023091 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
18748701 04.23	04/30/2023		1-51400 · Utilities	23.91
TOTAL				<u>23.91</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19257701 04.23	04/30/2023		1-51400 · Utilities	22.95
TOTAL				<u>22.95</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
37050901 04.23	04/30/2023		1-51400 · Utilities	876.56
TOTAL				<u>876.56</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19784501 04.23	04/30/2023		1-51400 · Utilities	37.26
TOTAL				<u>37.26</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022244 04.23	04/30/2023		1-51400 · Utilities	624.36
TOTAL				<u>624.36</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023522 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19804201 04.23	04/30/2023		1-51400 · Utilities	39.11
TOTAL				<u>39.11</u>
N/A	05/22/2023	Waste Connections	1-11000 · First Bank	
6981123V311	04/30/2023		1-51402 · Utilities - Fitness Center	11.88
TOTAL				<u>11.88</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
8769502 04.23	04/30/2023		1-51400 · Utilities	35.18
TOTAL				<u>35.18</u>



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April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000025707 04.23	04/30/2023		1-51400 · Utilities	1,192.29
TOTAL				<u>1,192.29</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023092 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19458001 04.23	04/30/2023		1-51400 · Utilities	45.04
TOTAL				<u>45.04</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19265201 04.23	04/30/2023		1-51400 · Utilities	24.19
TOTAL				<u>24.19</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19000501 04.23	04/30/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19457801 04.23	04/30/2023		1-51400 · Utilities	38.08
TOTAL				<u>38.08</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
20803401 04.23	04/30/2023		1-51400 · Utilities	25.00
TOTAL				<u>25.00</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
9311302 04.23	04/30/2023		1-51400 · Utilities	33.01
TOTAL				<u>33.01</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000021805 04.23	04/30/2023		1-51400 · Utilities	252.17
TOTAL				<u>252.17</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023525 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000020655 04.23	04/30/2023		1-51400 · Utilities	583.06
TOTAL				<u>583.06</u>

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Brighton Crossings Operations Board

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April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000026306 04.23	04/30/2023		1-51400 · Utilities	219.98
TOTAL				<u>219.98</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022227 04.23	04/30/2023		1-51400 · Utilities	246.19
TOTAL				<u>246.19</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19257801 04.23	04/30/2023		1-51400 · Utilities	22.85
TOTAL				<u>22.85</u>
N/A	05/22/2023	Waste Connections	1-11000 · First Bank	
6943952V311	04/17/2023		1-51401 · Utilities - Venture Center	134.18
TOTAL				<u>134.18</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
8246803 04.23	04/30/2023		1-51400 · Utilities	22.49
TOTAL				<u>22.49</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19948501 04.23	04/30/2023		1-51400 · Utilities	37.50
TOTAL				<u>37.50</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000022514 04.23	04/30/2023		1-51400 · Utilities	269.61
TOTAL				<u>269.61</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023526 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
37203941 04.23	04/30/2023		1-51400 · Utilities	896.89
TOTAL				<u>896.89</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023523 04.23	04/30/2023		1-51400 · Utilities	457.27
TOTAL				<u>457.27</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000021900 04.23	04/30/2023		1-51400 · Utilities	312.36
TOTAL				<u>312.36</u>



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30

Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	United Power	1-11000 · First Bank	
20755901 04.23	04/30/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
37001201 04.23	04/30/2023		1-51400 · Utilities	849.50
TOTAL				<u>849.50</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
9701801 04.23	04/30/2023		1-51400 · Utilities	38.25
TOTAL				<u>38.25</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
21367900 04.23	04/30/2023		1-51400 · Utilities	30.19
TOTAL				<u>30.19</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023524 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000029829 04.23	04/30/2023		1-51400 · Utilities	1,209.83
TOTAL				<u>1,209.83</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
22167100 04.23	04/30/2023		1-51400 · Utilities	21.94
TOTAL				<u>21.94</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19000301 04.23	04/30/2023		1-51400 · Utilities	43.18
TOTAL				<u>43.18</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000021912 04.23	04/30/2023		1-51400 · Utilities	179.36
TOTAL				<u>179.36</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000023521 04.23	04/30/2023		1-51400 · Utilities	335.87
TOTAL				<u>335.87</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
37203961 04.23	04/30/2023		1-51400 · Utilities	185.78
TOTAL				<u>185.78</u>

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April 1 through July 17, 2023

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Num	Date	Name	Account	Paid Amount
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000025794 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000021920 04.23	04/30/2023		1-51400 · Utilities	3,448.72
TOTAL				<u>3,448.72</u>
N/A	05/22/2023	City of Brighton	1-11000 · First Bank	
6000025793 04.23	04/30/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	05/22/2023	United Power	1-11000 · First Bank	
19457901 04.23	04/30/2023		1-51400 · Utilities	30.35
TOTAL				<u>30.35</u>
N/A	05/22/2023	Mailchimp	1-11000 · First Bank	
MC10121250	05/19/2023		1-51047 · Community Education/Outreach	85.00
TOTAL				<u>85.00</u>
N/A	05/23/2023	Bill.com	1-11000 · First Bank	
23059338114	04/30/2023		1-51120 · Office, Dues & Other	87.57
TOTAL				<u>87.57</u>
N/A	05/23/2023	Xcel Energy	1-11000 · First Bank	
825875604	04/26/2023		1-51402 · Utilities - Fitness Center	88.88
			1-51401 · Utilities - Venture Center	131.71
TOTAL				<u>220.59</u>
N/A	05/23/2023	Comcast	1-11000 · First Bank	
0801850 04.23	04/21/2023		1-51401 · Utilities - Venture Center	742.38
TOTAL				<u>742.38</u>
N/A	05/23/2023	Comcast	1-11000 · First Bank	
0741403 04.23	04/06/2023		1-51402 · Utilities - Fitness Center	543.21
TOTAL				<u>543.21</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023524 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023523 05.23	05/31/2023		1-51400 · Utilities	823.68
TOTAL				<u>823.68</u>

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Brighton Crossings Operations Board

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April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000021920 05.23	05/31/2023		1-51400 · Utilities	10,635.30
TOTAL				<u>10,635.30</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
9701901 05.23	05/31/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
9277804 05.23	05/31/2023		1-51401 · Utilities - Venture Center	2,187.96
TOTAL				<u>2,187.96</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19254901 05.23	05/31/2023		1-51400 · Utilities	22.62
TOTAL				<u>22.62</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025794 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000021901 05.23	05/31/2023		1-51400 · Utilities	32.12
TOTAL				<u>32.12</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19052501 05.23	05/31/2023		1-51402 · Utilities - Fitness Center	487.71
TOTAL				<u>487.71</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19948401 05.23	05/31/2023		1-51400 · Utilities	37.83
TOTAL				<u>37.83</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000026306 05.23	05/31/2023		1-51400 · Utilities	427.68
TOTAL				<u>427.68</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000021912 05.23	05/31/2023		1-51400 · Utilities	174.99
TOTAL				<u>174.99</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
18748701 05.23	05/31/2023		1-51400 · Utilities	23.91
TOTAL				<u>23.91</u>

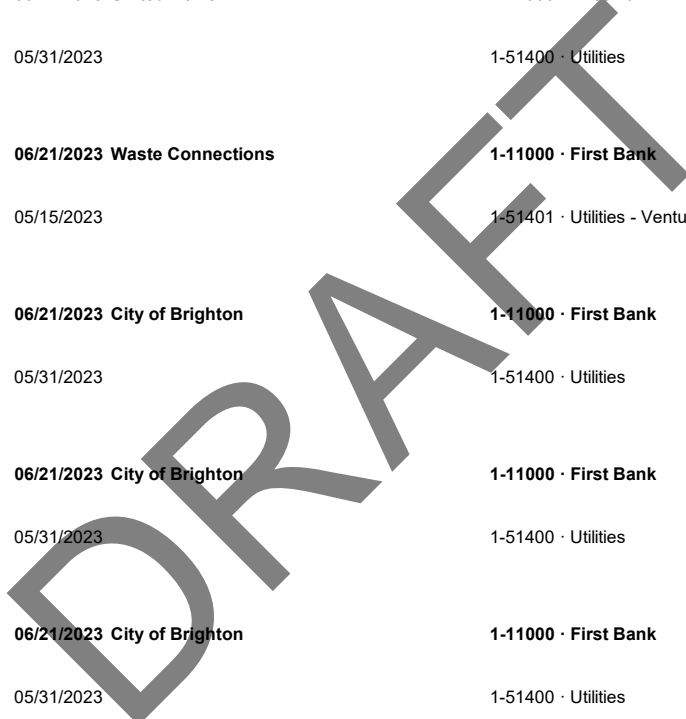
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Brighton Crossings Operations Board

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April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	United Power	1-11000 · First Bank	
8769502 05.23	05/31/2023		1-51400 · Utilities	35.28
TOTAL				<u>35.28</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
37001201 05.23	05/31/2023		1-51400 · Utilities	2,022.14
TOTAL				<u>2,022.14</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023091 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19457901 05.23	05/31/2023		1-51400 · Utilities	30.69
TOTAL				<u>30.69</u>
N/A	06/21/2023	Waste Connections	1-11000 · First Bank	
7008931V311	05/15/2023		1-51401 · Utilities - Venture Center	162.35
TOTAL				<u>162.35</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022527 05.23	05/31/2023		1-51400 · Utilities	3,797.25
TOTAL				<u>3,797.25</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023526 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025793 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025861 05.23	05/31/2023		1-51400 · Utilities	139.97
TOTAL				<u>139.97</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
8246803 05.23	05/31/2023		1-51400 · Utilities	22.62
TOTAL				<u>22.62</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
37203961 05.23	05/31/2023		1-51400 · Utilities	129.44
TOTAL				<u>129.44</u>



Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	Waste Connections	1-11000 · First Bank	
7043250V311	05/31/2023		1-51402 · Utilities - Fitness Center	11.88
TOTAL				<u>11.88</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
21367900 05.23	05/31/2023		1-51400 · Utilities	29.73
TOTAL				<u>29.73</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
9020102 05.23	05/31/2023		1-51400 · Utilities	22.96
TOTAL				<u>22.96</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19000301 05.23	05/31/2023		1-51400 · Utilities	43.88
TOTAL				<u>43.88</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
37203941 05.23	05/31/2023		1-51400 · Utilities	2,650.34
TOTAL				<u>2,650.34</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19257701 05.23	05/31/2023		1-51400 · Utilities	23.42
TOTAL				<u>23.42</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025861 02.2023	02/02/2023		1-51400 · Utilities	102.52
TOTAL				<u>102.52</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022244 05.23	05/31/2023		1-51400 · Utilities	880.30
TOTAL				<u>880.30</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
37050911 05.23	05/31/2023		1-51400 · Utilities	2,813.94
TOTAL				<u>2,813.94</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022225 05.23	05/31/2023		1-51400 · Utilities	837.51
TOTAL				<u>837.51</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022227 05.23	05/31/2023		1-51400 · Utilities	1,104.08
TOTAL				<u>1,104.08</u>

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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	Waste Connections	1-11000 · First Bank	
7009515V311	05/15/2023		1-53302 · Master Assoc-Trash Removal	22,865.50
TOTAL				<u>22,865.50</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
9701801 05.23	05/31/2023		1-51400 · Utilities	38.40
TOTAL				<u>38.40</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000020655 05.23	05/31/2023		1-51400 · Utilities	1,175.82
TOTAL				<u>1,175.82</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025792 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000029829 05.23	05/31/2023		1-51400 · Utilities	1,318.39
TOTAL				<u>1,318.39</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
20755901 05.23	05/31/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19257801 05.23	05/31/2023		1-51400 · Utilities	23.09
TOTAL				<u>23.09</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022514 05.23	05/31/2023		1-51400 · Utilities	756.68
TOTAL				<u>756.68</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000025707 05.23	05/31/2023		1-51400 · Utilities	2,628.68
TOTAL				<u>2,628.68</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19800901 05.23	05/31/2023		1-51400 · Utilities	37.94
TOTAL				<u>37.94</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19948501 05.23	05/31/2023		1-51400 · Utilities	36.67
TOTAL				<u>36.67</u>

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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000022226 05.23	05/31/2023		1-51400 · Utilities	716.72
TOTAL				<u>716.72</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023521 05.23	05/31/2023		1-51400 · Utilities	664.78
TOTAL				<u>664.78</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
9311302 05.23	05/31/2023		1-51400 · Utilities	33.23
TOTAL				<u>33.23</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
37050901 05.23	05/31/2023		1-51400 · Utilities	3,520.76
TOTAL				<u>3,520.76</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023525 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19784501 05.23	05/31/2023		1-51400 · Utilities	36.56
TOTAL				<u>36.56</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
22167100 05.23	05/31/2023		1-51400 · Utilities	21.94
TOTAL				<u>21.94</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
18545501 05.23	05/31/2023		1-51400 · Utilities	22.50
TOTAL				<u>22.50</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000021805 05.23	05/31/2023		1-51400 · Utilities	1,156.46
TOTAL				<u>1,156.46</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19265201 05.23	05/31/2023		1-51400 · Utilities	24.53
TOTAL				<u>24.53</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023092 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>

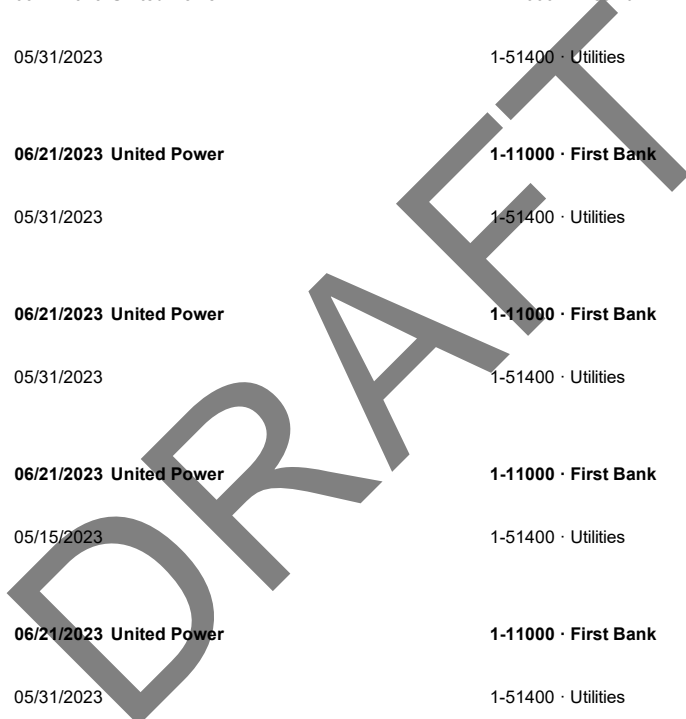
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Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

Num	Date	Name	Account	Paid Amount
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000023522 05.23	05/31/2023		1-51400 · Utilities	31.66
TOTAL				<u>31.66</u>
N/A	06/21/2023	City of Brighton	1-11000 · First Bank	
6000021900 05.23	05/31/2023		1-51400 · Utilities	520.97
TOTAL				<u>520.97</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19804201 05.23	05/31/2023		1-51400 · Utilities	40.14
TOTAL				<u>40.14</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19457701 05.23	05/31/2023		1-51400 · Utilities	39.09
TOTAL				<u>39.09</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19457801 05.23	05/31/2023		1-51400 · Utilities	37.71
TOTAL				<u>37.71</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19458001 05.23	05/31/2023		1-51400 · Utilities	45.60
TOTAL				<u>45.60</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19853701 04.2023	05/15/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19257601 05.23	05/31/2023		1-51400 · Utilities	22.35
TOTAL				<u>22.35</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
19000501 05.23	05/31/2023		1-51400 · Utilities	22.37
TOTAL				<u>22.37</u>
N/A	06/21/2023	United Power	1-11000 · First Bank	
20803401 05.23	05/31/2023		1-51400 · Utilities	24.78
TOTAL				<u>24.78</u>
N/A	06/22/2023	Xcel Energy	1-11000 · First Bank	
830297326	05/30/2023		1-51402 · Utilities - Fitness Center	54.64
			1-51401 · Utilities - Venture Center	3,750.34
TOTAL				<u>3,804.98</u>



Brighton Crossings Operations Board

Check Detail

April 1 through July 17, 2023

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Num	Date	Name	Account	Paid Amount
N/A	06/22/2023	Comcast	1-11000 · First Bank	
0741403 05.23	05/06/2023		1-51402 · Utilities - Fitness Center	543.21
TOTAL				<u>543.21</u>
N/A	06/22/2023	Bill.com	1-11000 · First Bank	
23069702882	05/31/2023		1-51120 · Office, Dues & Other	115.88
TOTAL				<u>115.88</u>
N/A	06/22/2023	Comcast	1-11000 · First Bank	
0801850 05.23	05/21/2023		1-51401 · Utilities - Venture Center	742.38
TOTAL				<u>742.38</u>
			Total	<u><u>612,045.08</u></u>

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Contract Modifications for Board Ratification

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Brighton Crossing Operations Board

Brighton Crossing Operations Board - O&M (BCOB-OM)

<i>Contractor:</i> ABC Asphalt, Inc.	<i>Modification Date:</i> 5 /2 /2023	<i>Modification Amount:</i> \$7,371.80	<i>Contract #:</i> Cnt-01159
<i>Modification Description:</i> Addendum 2023-01	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 5 /3 /2023
<i>Modification Scope:</i> Recreation Center Parking Lot Restoration Services			<i>Contractor Signed Date:</i> 5 /5 /2023

<i>Contractor:</i> ABC Asphalt, Inc.	<i>Modification Date:</i> 5 /2 /2023	<i>Modification Amount:</i> \$6,500.00	<i>Contract #:</i> Cnt-01159
<i>Modification Description:</i> Addendum 2023-02	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 5 /3 /2023
<i>Modification Scope:</i> Mailbox Pad and Alleyway Repair Services			<i>Contractor Signed Date:</i> 5 /5 /2023

<i>Contractor:</i> Environmental Designs, Inc.	<i>Modification Date:</i> 5 /2 /2023	<i>Modification Amount:</i> \$11,025.03	<i>Contract #:</i> Cnt-01232
<i>Modification Description:</i> Addendum 2023-15	<i>Payment Method:</i> Lump Sum		<i>District Signed Date:</i> 5 /5 /2023
<i>Modification Scope:</i> Pool Entry Flower Bed Enhancement Services			<i>Contractor Signed Date:</i> 5 /5 /2023

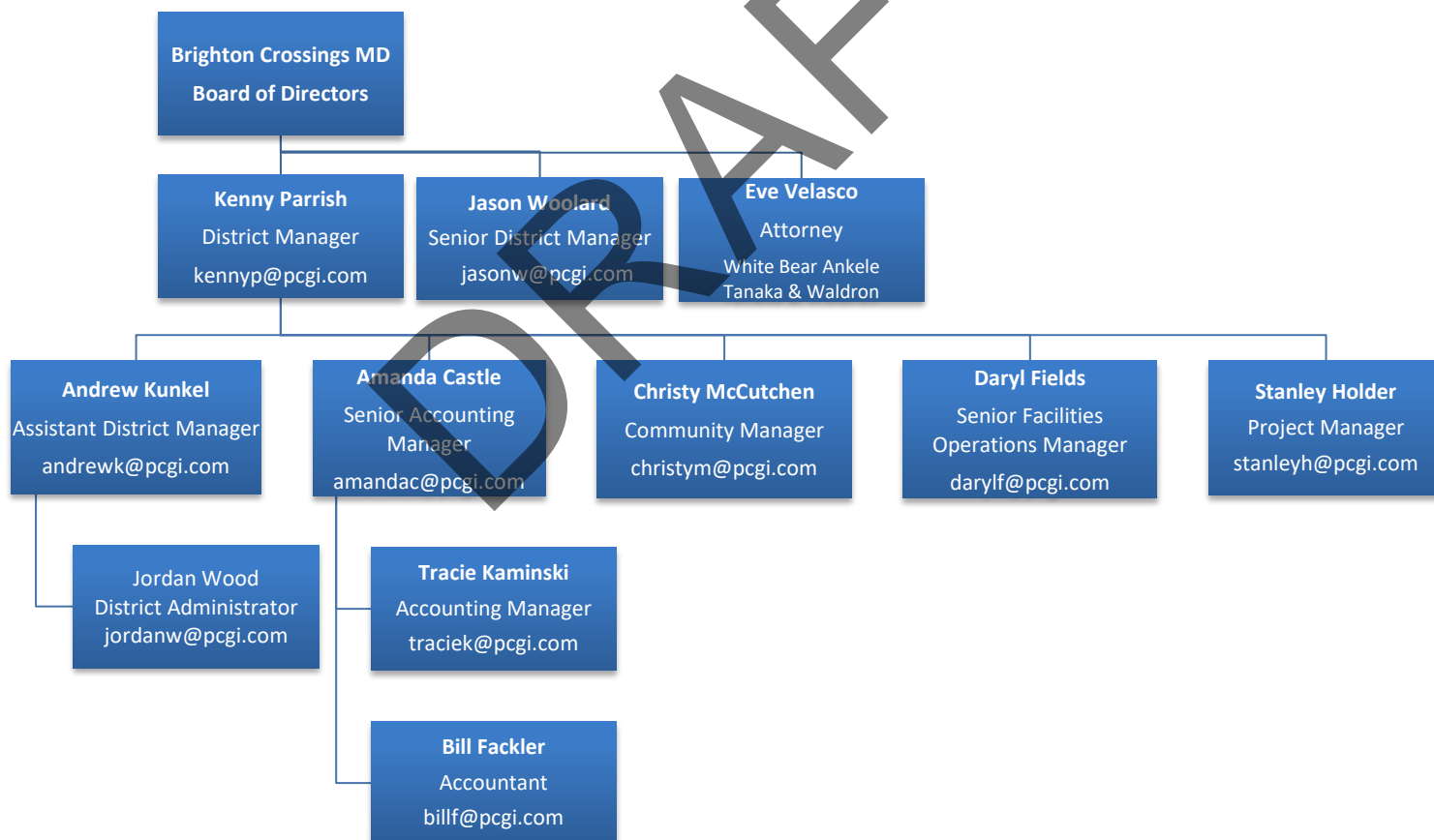
<i>Contractor:</i> Fence Consulting Services, Inc.	<i>Modification Date:</i> 1 /1 /2023	<i>Modification Amount:</i> \$20,000.00	<i>Contract #:</i> Cnt-01212
<i>Modification Description:</i> Addendum 2023-01	<i>Payment Method:</i> Time & Materials		<i>District Signed Date:</i> 4 /17/2023
<i>Modification Scope:</i> Fence Inspection and Repair Services			<i>Contractor Signed Date:</i> 4 /18/2023



To: Brighton Crossings Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: July 25, 2023

General District Matters

- **Primary Contact:** Please contact Kenny Parrish District Manager, at kennyp@pcgi.com or BCMDadmin@pcgi.com or BCOPSadmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** Periodically throughout the year, Pinnacle Consulting Group, Inc. adjusts internal client assignments to ensure staff caseloads are appropriate and to ensure subject matter experts are appropriately assigned to support with all aspects of District Management. Meet your Pinnacle Team:



Brighton Crossings Metropolitan District
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: 970-617-2462
 Email: info@brightoncrossingsmd.live

Serving our clients and community through excellent dependable service.

- **District Matters:** The District’s management team executed District matters since the April 25, 2023, Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.

- **Management & Administration Updates & Activities:** Recently the District’s management team has prioritized the following items:
 - Community Meeting Date: Coordinating with YMCA to host a community “open house” style meeting on August 8th. Have extended invites to City Councilmen and Brighton Police Department.
 - Assisted the District’s DEO, as applicable, to plan and execute the May 2023 District election. All required documentation has been filed with the DLG, and resident communications have been properly executed during each step in the election process.
 - Efforts have begun regarding ADA compliance standards for the Brighton Crossings Metropolitan District website in anticipation of upcoming 2024 legal requirements.
 - As property tax statements have been distributed across the State over the past several weeks, we have identified the need to proactively communicate the potential impacts of increased valuations to the property owners within the District. Our firm, along with others in the Colorado Special District industry, are making efforts to present the facts of SB 23-303 and Proposition HH, and to provide timely and relevant updates as the situation evolves.
 - Coordinating with the Social Committee to host an open-house style community meeting.

- **Conference Calls/Coordination Meetings:** District Management attended the Brighton Crossing Developer Coordination meeting on July 21, 2023, where we discussed issues relevant to the community.

- **Website Analytics:** Website analytics allows management to review website activity throughout the year.

Last Month	Data	Top 3 Pages Viewed
1851 Visits	1 m 23s is avg session duration	Homepage
Up 22% from previous month	62% of users access via phone	Amenities / Pool
6198 Page Views	Top referrals are from Facebook	Design Review

- **Compliance Matters:** Annually, District Management ensures the District meets required statutory responsibilities and tracks compliance accordingly.

Compliance Matters	Responsible	Due Date	Completion Date
File Boundary Map	PCGI	01/01/23	completed
Post Transparency Notice	PCGI	01/15/23	completed
File Certified Copy of Adopted Budget	PCGI	01/31/23	completed
Renew SDA Membership	PCGI	03/01/23	completed
File Audit Exemptions	PCGI	03/31/2023	completed
Submit Audit to Governing Board	PCGI	06/30/2023	completed

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File Audit	PCGI	07/30/2023	
File Annal Report	PCGI	10/01/2023	
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/23	
Renew Property & Liability Insurance	PCGI	12/01/23	
Certify Mill Levies	PCGI	12/15/23	
Adopt Budget	PCGI	12/31/23	
Ensure Website Compliance	PCGI	12/31/23	
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

Operations & Maintenance Updates & Activities

- **Budget and Contract Notes:**
 - Filing 7- Phase 1-3 landscape maintenance to begin in August.
 - Graffiti has been an ongoing issue.
 - Excessive rain has exposed several areas with drainage issues.
- **Previous Month Updates:**
 - Annual floral installation complete.
 - Tree assessment complete.
 - Strom structure maintenance complete.
 - Mulch refresh complete.
 - Concrete and asphalt repairs are complete.
- **Current Month Updates:**
 - 4th of July pool operations success.
 - Dead tree removal as necessary.
 - Summer fertilization.
 - Meet with board to initiate 2024 budget priority.



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Community Management Updates & Activities

- **Update on Lot Closings and Collection of Operations Fees:**
 - Operation Fees: In 2023 the Management Team has billed \$1,113,840 YTD. On July 1st, 2023, the Management Team billed Q3 operations fees. There was a total of 1,572 homes billed for a total of \$377,280 in operation fees.
 - O&M Collections: The District has 38 active accounts that remain in collections for O&M fees as of July 18th, 2023. There have been 36 accounts sent over in 2023.
- **Phone and Email Communications:**
 - In order for our team to manage the structure and budget allocation adopted by the Brighton Crossings Operations Board all emails and voicemails are checked daily by team members and responded to or elevated for a response from management if necessary.
 - The Management team has made eighteen posts on the District's website for news to the residents in 2023.
 - The District has sent out nineteen email blasts to the community in 2023.
 - The District has received 95 incoming phone calls between January 1, 2023, and July 18, 2023. The top reasons for the phone calls are listed below:
 - Billing questions
 - ARC
 - violations
 - The District has received 493 voicemails between January 1, 2023, and July 18th, 2023. The top reasons for voicemails are listed below:
 - Billing
 - Account login information.
 - Pool Access balance denied due to balance due.
 - Late fee questions.
 - How to setup up scheduled payments,
 - ARC
 - Question on how to submit a plan.
 - Question on how to pay for plan.
 - Question on status of landscaping plans.
 - Covenant Enforcement
 - Questions on letters sent out.
 - Question on tree replacement letters.
 - General
 - Pool Access
 - Question on O/M fees and why there was an increase.
 - Question on status letter/closings.
 - New owners move in questions.
- **Covenant Inspections:**
 - Covenant inspections for the District occur monthly. There were 357 violation letters issued in 2023.
- **Design Review Coordination:**
 - The District's management team has received 123 homeowner applications in 2023.
- **Homeowner Closings:**
 - The District's management team processed 131 homeowner closings between January 1, 2023, and July 18th, 2023. There have been 2 homeowner closings processed in July alone. This includes all sales, including from developer to builder, builder to owner and owner to owner. As of July 18th, ownership records reflect that 1,577 lots are resident owned, and 307 lots are builder owned.



Management Financial Statements

BOARD OF DIRECTORS
BRIGHTON CROSSING OPERATIONS BOARD

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2022 and June 30, 2023.

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 Castle".

Pinnacle Consulting Group, Inc.
July 17, 2023

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BRIGHTON CROSSINGS OPERATIONS BOARD						
BALANCE SHEET						
		Unaudited	Unaudited			
		Actual	Actual			
		<u>12/31/2022</u>	<u>6/30/2023</u>			
Assets						
Current Assets						
Cash		\$ 686,306	\$ 1,083,577			
Accounts Receivable		361,047	205,737			
Service Fees Due from District No. 4		216,152	611,152			
Service Fees Due from District No. 6		320	-			
Prepaid Expenses		61,384	7,944			
Total Current Assets		\$ 1,325,209	\$ 1,908,409			
Total Assets		\$ 1,325,209	\$ 1,908,409			
Liabilities						
Current Liabilities						
Accounts Payable		\$ 226,095	\$ 371,252			
Prepaid O&M fees		69,711	104,157			
Total Current Liabilities		\$ 295,806	\$ 475,409			
Total Liabilities		\$ 295,806	\$ 475,409			
Fund Equity						
Nonspendable		\$ 61,384	\$ 7,944			
Restricted		90,422	52,289			
Unassigned		877,597	1,372,768			
Total Fund Balance		\$ 1,029,403	\$ 1,433,000			
Total Liabilities and Fund Equity		\$ 1,325,209	\$ 1,908,409			
		=	=			

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BRIGHTON CROSSINGS OPERATIONS BOARD						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	6/30/2023	6/30/2023	6/30/2023
Revenues						
Transfer from District No. 4	\$ 798,361	\$ 373,000	\$ 415,000	\$ 395,000	\$ 205,744	\$ 189,256
Transfer from District No. 6	303,653	315,000	300,000	206,680	169,481	37,199
Administrative Transfer Fees	43,600	40,000	40,000	20,000	20,000	-
General Operations Fees	1,234,813	1,480,800	1,480,800	739,615	743,160	(3,545)
Late Fees	15,150	5,000	16,799	8,400	2,502	5,898
Alley Fees	68,653	67,680	67,680	35,745	33,840	1,905
Courtyard Fees	12,150	20,400	20,400	6,800	10,200	(3,400)
Venture Center Revenues	-	1,500	1,500	-	500	(500)
Legal Fees	80,429	60,000	60,000	41,773	30,000	11,773
Trash Fees	213,103	257,289	257,289	128,539	128,646	(107)
Duplex Maintenance Fees	13,008	29,520	29,520	9,351	14,760	(5,409)
Design Review Fees	13,685	8,500	48,500	45,440	4,247	41,193
Developer Contributions	179,982	198,025	198,025	22,377	99,013	(76,636)
Covenant Violations	7,225	10,000	10,000	2,900	5,000	(2,100)
COVID-19 Cares Act	10,384	-	-	-	-	-
Interest/Miscellaneous Income	19,877	2,500	100,420	80,336	1,250	79,086
Total Revenues	\$ 3,014,073	\$ 2,869,214	\$ 3,045,933	\$ 1,742,957	\$ 1,468,343	\$ 274,614
Expenditures						
Operations & Maintenance:						
Trash Removal	\$ 221,592	\$ 257,289	\$ 257,289	\$ 114,758	\$ 128,646	\$ (13,888)
On Lot Services - Courtyards Maintenance	3,185	3,900	3,900	-	1,920	(1,920)
Residential Fee Billings Administration	63,993	-	-	-	-	-
Collections	62,123	60,000	60,000	43,573	30,000	13,573
COVID-19 Cares Act Expenditures	-	-	-	-	-	-
Modifications Committee Improvements	8,063	10,000	10,000	-	3,333	(3,333)
Utilities	300,749	285,000	285,000	119,913	142,500	(22,587)
Utilities - Venture Center	70,761	65,000	65,000	22,552	32,500	(9,948)
Utilities - Fitness Center	20,635	20,000	20,000	8,176	9,995	(1,819)
Duplex Lawn Care - Landscape Maint	13,008	29,520	29,520	9,351	14,760	(5,409)
Landscape Maintenance	439,668	506,358	487,858	254,009	460,152	(206,143)
Hardscape Maintenance	127,687	162,500	144,000	48,756	81,250	(32,495)
Storm Water Facilities Maint	5,200	24,000	24,000	12,580	-	12,580
Fitness Center O&M	17,558	14,467	10,500	3,813	7,100	(3,287)
Pool/Venture Center O&M	459,920	553,066	561,213	261,756	276,534	(14,778)
Miscellaneous Services	225	500	500	-	250	(250)
Repairs and Replacements	139,427	149,205	137,205	76,963	50,000	26,963
District Facilities Management	134,908	142,800	142,800	71,400	71,400	-
Expenditures Funded by Developer						
Development Coordination	20,017	16,800	16,800	1,715	8,400	(6,685)
Builder's 101 Education	-	-	-	-	-	-
Duplex Lawn Care - Landscape Maint	56,766	22,025	22,025	20,662	10,673	9,989
Duplex Maint Specific Coord	-	4,200	4,200	-	1,400	(1,400)
Legal	-	5,000	5,000	-	2,500	(2,500)
Miscellaneous	3,200	-	-	-	-	-
Administration:						
Accounting and Finance	67,080	123,500	123,500	67,250	61,750	5,500
District Management/Administration	153,922	151,000	151,000	70,875	75,500	(4,625)
Finance Committee Coordination	-	-	-	-	-	-
Modifications Committee Coordination	-	5,000	5,000	-	2,498	(2,498)
Engineering and Professional Services	-	-	-	-	-	-
Social Committee Events	1,214	10,000	10,000	-	1,000	(1,000)
Website Hosting & Maintenance	1,290	8,000	8,000	300	4,000	(3,700)
Office, Dues and Other	19,431	30,000	30,000	9,291	15,000	(5,709)
Audit	5,200	6,000	6,000	-	-	-
Insurance	51,630	75,075	75,075	48,977	75,075	(26,098)
Legal	51,846	35,000	35,000	12,037	17,500	(5,463)
Builders Education/Outreach	65	10,080	10,080	-	5,040	(5,040)
Community Education/Outreach	15,328	20,160	20,160	5,535	10,080	(4,545)
Routine Communications	15,728	15,000	15,000	11,830	7,500	4,330
Property Transfers	29,803	39,760	39,760	13,545	19,880	(6,335)
ARC Reviews	41,795	71,120	45,910	22,955	35,560	(12,605)
Covenant Enforcement	18,716	40,320	25,000	6,650	20,160	(13,510)
Elections	4,232	-	135	135	-	135
Contingency	-	90,000	-	-	-	-
Total Expenditures	\$ 2,645,965	\$ 3,061,645	\$ 2,886,430	\$ 1,339,360	\$ 1,683,856	\$ (344,496)
Revenues Over/(Under) Exp	\$ 368,108	\$ (192,431)	\$ 159,504	\$ 403,597	\$ (215,513)	\$ 619,110
Beginning Fund Balance	661,295	867,680	1,029,403	1,029,403	867,680	161,723
Ending Fund Balance	\$ 1,029,403	\$ 675,249	\$ 1,188,907	\$ 1,433,000	\$ 652,167	\$ 780,834
						=
COMPONENTS OF ENDING FUND BALANCE:						
Emergency Reserve (3% of Revenues)	\$ 90,422	\$ 91,849	\$ 91,378	\$ 90,422		
Operating Reserve (25% of Expenses)	661,491	765,411	721,607	334,840		
Unrestricted	277,490	(182,012)	375,921	1,007,738		
TOTAL ENDING FUND BALANCE	\$ 1,029,403	\$ 675,249	\$ 1,188,906	\$ 1,433,000		

**AMENDED AND RESTATED RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BRIGHTON CROSSINGS OPERATIONS BOARD
CONCERNING THE IMPOSITION OF AUTHORITY FEES**

WHEREAS, the Brighton Crossing Metropolitan District Nos. 4-8 are each a quasi-municipal corporation and political subdivision of the State of Colorado (each a “**District**” and collectively the “**Districts**”) which were formed pursuant to §§ 32-1-101, et seq., C.R.S., as amended (the “**Special District Act**”), by orders of the District Court for Adams County, Colorado, and after approval of the Districts’ eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the Districts shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Districts are authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the Districts which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, pursuant to their service plans and § 29-1-203, C.R.S., the Districts may coordinate or contract with one another to provide any function, service or facility that they may be authorized to provide individually; and

WHEREAS, on April 15, 2019 the Districts entered into the Brighton Crossings Authority Establishment Agreement, as may be amended from time to time, (the “**Agreement**”) to establish the Brighton Crossings Operations Board (the “**Authority**”), a separate legal entity that is a political subdivision and public corporation of the State of Colorado; and

WHEREAS, the Authority was organized for the purpose of providing Services (as defined below) and any related functions, services or facilities permitted by the Constitution and laws of Colorado and in accordance with the provisions of the Agreement; and

WHEREAS, the Board of Directors of the Authority (the “**Board**”) has determined it to be in the best interests of the Authority, and the property owners, taxpayers, and residents of the Authority, to acquire, operate and maintain certain amenities and facilities benefitting property and inhabitants within the Authority, which amenities and facilities generally include swimming pool, fitness and gathering building and related recreational facilities, amenities and landscape and hardscape improvements, open space, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, the Board has determined it to be in the best interests of the Authority, and the property owners, taxpayers, and residents of the Authority, to provide certain services to property and inhabitants within the boundaries of the Authority, including without limitation, landscape maintenance, snow removal, and covenant enforcement (collectively, the “**Services**”); and

WHEREAS, the Authority incurs certain direct and indirect costs associated with the repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs, in order that the Facilities may be properly provided and maintained, and the Authority also incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within the Authority maintained, and that the health, safety and welfare of the Authority and its inhabitants may be safeguarded (collectively, the “**Operations Costs**”); and

WHEREAS, as established in the Authority’s adopted budget, the estimated Operations Costs for the Authority in 2023 are approximately \$2,996,490; and

WHEREAS, pursuant to the Agreement, the Authority’s administrative, operational and maintenance expenses are to be funded through revenues generated by the imposition of a mill levy imposed by the Districts; and

WHEREAS, the Authority estimates that in 2023 the Districts will contribute a total of \$688,000 to the Authority for administrative, operational and maintenance expenses; and

WHEREAS, the revenue from the Districts’ contributions is insufficient to pay the Operations Costs; and

WHEREAS, based on analysis conducted by the Authority’s manager and accountant, the Board has determined that the fees set forth in **Exhibit A** are reasonable; and

WHEREAS, the establishment and continuation of a fair and equitable fee (the “**Operations Fee**”) to provide a source of funding to pay for the Operations Costs, which Operations Costs are generally attributable to the persons and/or properties subject to such Operations Fees, is necessary to provide for the common good and for the prosperity and general welfare of the Authority and its inhabitants and for the orderly and uniform administration of the Authority’s affairs; and

WHEREAS, the Authority finds that the Operations Fee, as set forth in this Resolution, is reasonably related to the overall cost of providing the Facilities and Services and paying the Operations Costs, and that imposition thereof is necessary and appropriate; and

WHEREAS, the Authority adopted the Amended and Restated Resolution Concerning the Imposition of Authority Fees dated April 25, 2023, which was recorded in the real property records of the Adams County Clerk and Recorder’s Office on April 28, 2023, at Reception No. 2023000023721 (the “**Prior Fee Resolution**”), and the Authority desires to adopt this Resolution to amend and restate the Prior Fee Resolution in its entirety. Any fees, rates, tolls, penalties or

charges due under the Prior Fee Resolution, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

NOW, THEREFORE, be it resolved by the Board as follows:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“Alley Unit” means any of the Lots more specifically described as all residential lots in Blocks 1 through 12, Brighton Crossing Filing No. 3, Adams County, Colorado, recorded January 30, 2004, at Reception No. C1271524; Lots 1 through 28, Block 8, Lots 1 through 17 and 19 through 24, Block 9, Lots 1 through 6, 8 through 11, 14 through 29, and 32 through 36, Block 10, Brighton Crossing – Filing No. 2, 5th Amendment, Adams County, Colorado, recorded May 15, 2018 at Reception No. 2018000039339; Lot 18, Block 9, Lots 7, 12, 13, 30 and 31, Block 10, Brighton Crossing – Filing No. 2, 10th Amendment, Adams County, Colorado, recorded July 23, 2019 at Reception No. 2019000057991; and each Low Maintenance Duplex Lot, as defined below.

“Authority Boundaries” means the legal boundaries of the Authority, as the same are established and amended from time to time by the Districts pursuant to §§32-1-101, *et seq.*, C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“Courtyard Unit” means any of the Lots more specifically described as Lots 6 through 25, Block 1, and Lots 5 through 54, Block 2, Brighton Crossing Filing No. 3, Adams County, Colorado, recorded January 30, 2004, at Reception No. C1271524.

“Due Date” means the date by which each Operations Fee is due, which Due Date is reflected on the Schedule of Fees.

“End User” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit. End User specifically excludes a tenant occupying an Apartment Unit.

“Fee Schedule” or **“Schedule of Fees”** means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“Lot” means each parcel of land established by a recorded final subdivision plat and which is located within the Authority Boundaries.

“Low Maintenance Duplex Lot” means each of the properties more specifically described as Lots 1 through 28, Block 8; Lots 1 through 17 and 19 through 24, Block 9; Lots 1 through 6, 8 through 11, 14 through 29, and 32 through 36, Block 10, Brighton Crossing – Filing No. 2, 5th Amendment, Adams County, Colorado, recorded May 15, 2018 at Reception No. 2018000039339; and Lot 18, Block 9; Lots 7, 12, 13, 30 and 31, Block 10, Brighton

Crossing – Filing No. 2, 10th Amendment, Adams County, Colorado, recorded July 23, 2019 at Reception No. 2019000057991.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the Authority Boundaries which has been Transferred to an End User.

“**Transfer**” or “**Transferred**” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

“**Vacant Lot**” means each parcel of land within the Authority established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units or Apartment Units is situated and specifically excluding any parcel owned by the Authority.

2. ADMINISTRATIVE SET UP FEE.

a. An Administrative Set-Up Fee is hereby established to defray the costs associated with setting up new accounts of the Authority.

b. The Administrative Set-Up Fee shall be imposed upon all Lots and Residential Units at a rate established by the Authority from time to time pursuant to an annual Schedule of Fees and shall constitute the rate in effect until such Schedule of Fees is amended.

c. All Administrative Set-Up Fees established hereunder shall be due and owing not later than ten (10) days after a Transfer.

3. RECURRING AUTHORITY FEES. The Board has determined to impose the following fees, referred to herein as Recurring Fees.

a. OPERATIONS FEE.

i. The Board has determined, and does hereby determine, that it is in the best interests of the Authority and its respective residents and property owners to impose, and does hereby impose an Operations Fee to fund the Operations Costs. The Operations Fee is hereby established and imposed in an amount as set forth by the Authority from time to time pursuant to a “Fee Schedule” and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

ii. The Board has determined, and does hereby determine, that the Operations Fee is reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

iii. The revenues generated by the Operations Fee will be accounted for separately from other revenues of the Authority. The Operations Fee revenue will be used solely for the purpose of paying Operations Costs, and may not be used by the Authority to pay for general administrative costs of the Authority.

b. TRASH FEE.

i. A Trash Fee is hereby established for the costs associated with the provision of residential trash pickup and disposal services within the boundaries of the Authority.

ii. The Trash Fee shall be imposed on all Lots and Residential Units at a rate established by the Authority from time to time pursuant to an annual Schedule of Fees and shall constitute the rate in effect until such Schedule of Fees is amended.

iii. The Trash Fee shall be first due and owing at the earlier of the date upon which either (1) a Certificate of Occupancy is issued, (2) the date of Transfer of a Lot or Residential Unit from a homebuilder to a third-party buyer, or (3) when the Lot or Residential Unit is occupied for residential use, whichever occurs first. Thereafter, the Trash Fee shall be billed by the Authority to the property owner on a schedule as is determined by the Authority from time to time. The Authority may determine, in its discretion, to copy all billings to the resident if such property is being leased or rented from the underlying property owner

c. COURTYARD FEE.

i. A Courtyard Fee is hereby established for the costs associated with the provision of construction, operation and maintenance of public improvements and facilities related to the courtyards within the boundaries of the Authority.

ii. The Courtyard Fee shall be imposed upon Courtyard Units at a rate established by the Authority from time to time pursuant to an annual Schedule of Fees and shall constitute the rate in effect until such Schedule of Fees is amended.

iii. The Courtyard Fee shall be first due and owing at the earlier of the date upon which either (1) a Certificate of Occupancy is issued, (2) the date of Transfer of a Lot or Residential Unit from a homebuilder to a third-party buyer, or (3) when the Lot or Residential Unit is occupied for residential use, whichever occurs first. Thereafter, the Courtyard Fee shall be billed by the Authority to the property owner on a schedule as is determined by the Authority from time to time. The Authority may determine, in its discretion, to copy all billings to the resident if such property is being leased or rented from the underlying property owner.

d. ALLEY FEE.

i. An Alley Fee is hereby established for the costs associated with the operation and maintenance of public improvements and facilities related to the alleys owned and/or maintained by the Authority.

ii. The Alley Fee shall be imposed upon Alley Units at a rate established by the Authority from time to time pursuant to an annual Schedule of Fees and shall constitute the rate in effect until such Schedule of Fees is amended.

iii. The Alley Fee shall be first due and owing at the earlier of the date upon which either (1) a Certificate of Occupancy is issued, (2) the date of Transfer of a Lot or Residential Unit from a homebuilder to a third-party buyer, or (3) when the Lot or Residential Unit is occupied for residential use, whichever occurs first. Thereafter, the Alley Fee shall be billed by the Authority to the property owner on a schedule as is determined by the Authority from time to time. The Authority may determine, in its discretion, to copy all billings to the resident if such property is being leased or rented from the underlying property owner.

e. MAINTENANCE FEES.

i. The Authority was granted a perpetual easement pursuant to that certain Access and Maintenance Easement Agreement recorded on October 18, 2019, at Reception No. 2019000090018 in the real property records of Adams County, Colorado, as amended by that certain Amendment to Access and Maintenance Easement Agreement recorded on August 12, 2020, at Reception No. 2020000078149 in the real property records of Adams County, Colorado (together, the “**Easement Agreement**”), related to the Low Maintenance Duplex Lots. Pursuant to the Easement Agreement, the Authority may, at its discretion operate, maintain, repair and replace certain Landscape and Sidewalk Improvements located within the Easement Area, as defined in the Easement Agreement. Pursuant to the Easement Agreement, a Maintenance Fee is hereby established for the costs associated with the provision of the Services, as defined by the Easement Agreement.

ii. The Maintenance Fee shall be imposed upon the Low Maintenance Duplex Lots at rates established by the Authority from time to time, pursuant to an annual Maintenance Fee Schedule and shall constitute the rate in effect until such Maintenance Fee Schedule is amended.

iii. The Maintenance Fee shall be first due and owing upon closing of the transaction conveying the Low Maintenance Duplex Lot to a Homeowner. Thereafter, the Maintenance Fee shall be billed by the Authority to the property owner on a schedule as is determined by the Authority from time to time. The Authority may determine, in their discretion, to copy all billings to the resident if such property is being leased or rented from the underlying property owner.

4. DESIGN REVIEW FEES.

a. Pursuant to the Agreement, the Authority, may establish a fee for the review of Design Review Request Forms and Plans and Specifications (the “**Design Review Fee**”). A Design Review Fee is hereby established for review of Design Review Request Forms and Plans not related to the initial installation of rear yard landscaping on Lots. The Design Review Fee shall be due and owing at the time that the Design Review Request Form is submitted.

5. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Recurring Fee not paid in full within thirty (30) days after the scheduled due date will be assessed a late fee

in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. The Authority may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the Authority and/or its consultants in connection with the foregoing, as is further set forth the Board's Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges, as amended.

6. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the Authority, made payable to "Brighton Crossings Operations Board" and paid via the Authority's designated payment portal.

7. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the Authority, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of the County.

8. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

9. THE PROPERTY. This Resolution shall apply to all property within the Authority boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the Authority after the date of this Resolution.

10. EFFECTIVE DATE. This Resolution shall become effective July 25, 2023.

[Remainder of page left blank. Signature page follows.]

ADOPTED July 25, 2023.

BRIGHTON CROSSINGS OPERATIONS BOARD, a contractual authority and political subdivision of the State of Colorado

Officer of the Authority

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law

General Counsel to the Authority

DRAFT

Signature Page to Resolution Concerning the Imposition of Authority Fees

EXHIBIT A
BRIGHTON CROSSINGS OPERATIONS BOARD
Schedule of Fees
Effective July 25, 2023

Schedule of Fees		
Fee Type	Classifications	Rate
Administrative Set-Up Fee	All Classifications	\$200.00 per Unit
The Due Date for each Administrative Set-Up Fee is no later than ten (10) days after a Transfer occurs.		
Recurring Authority Fees		
Operations Fee	All Classifications	\$80.00/month
Trash Fee	All Classifications	\$13.90/month
Courtyard Fee	Courtyard Unit	\$28.33/month
Alley Fee	Alley Unit	\$15.00/month
Maintenance Fee	Low Maintenance Duplex Lot	\$20.00/month
Each Recurring Authority Fee is billed quarterly. The Due Date for each Recurring Authority Fee is the last day of January, April, July, and October. A Late Fee of \$15 will be assessed 30 days after the Due Date of any Recurring Authority Fee.		
Design Review Fees		
Design Review Fee	See Application for Improvements that require Design Review Fee	\$150.00
Other Fees		
NSF	Insufficient Funds Fee	\$25.00/per payment

PAYMENTS:

Payment for each fee shall be made payable to the Brighton Crossings Operations Board.

Payments may be made online by accessing the online payment portal through the Authority's website: brightoncrossingsmd.live

EXHIBIT B
BRIGHTON CROSSINGS OPERATIONS BOARD
Authority Boundaries

DRAFT

**AMENDED AND RESTATED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BRIGHTON CROSSINGS OPERATIONS BOARD**

Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges

WHEREAS, Brighton Crossings Metropolitan District Nos. 4-8 are each quasi-municipal corporation and political subdivision of the State of Colorado (the “**Districts**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Districts are authorized to fix and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District (collectively, the “**Fees**”) to properties within and without (each property individually referred to herein as the “**Property**”) the District’s boundaries; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., until paid, the Fees shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

WHEREAS, pursuant to their service plans and § 29-1-203, C.R.S., the Districts may coordinate or contract with one another to provide any function, service or facility that they may be authorized to provide individually; and

WHEREAS, on April 15, 2019, the Districts entered into the Brighton Crossings Authority Establishment Agreement (the “**Agreement**”) to establish the Brighton Crossings Operations Board (the “**Operations Board**”), a contractual authority and political subdivision the State of Colorado; and;

WHEREAS, pursuant to the Agreement and § 29-1-203, C.R.S., the Operations Board has the power, duty and responsibility to provide services and the power to fix and collect the Fees which, until paid, constitute a perpetual lien on and against the property serviced that may be foreclosed upon by the Operations Board; and

WHEREAS, notwithstanding anything in this Resolution to the contrary, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and any deviation from the guidelines shall not affect the status of the Lien (as defined below) in any way; and

WHEREAS, on December 6, 2021, the Board of Directors of the Operations Board (the “**Board**”) adopted the Second Amended and Restated Resolution of the Board of Directors of the Brighton Crossings Operations Board Establishing Guidelines for the Processing and Collection of

Delinquent Fees and Charges (the “**Prior Policy**”), and the Board desires to adopt this Resolution to amend and restate the Prior Policy in its entirety.

NOW, THEREFORE, the Board hereby RESOLVES:

1. **Statement of Lien Guidelines:**

a. ***Perpetual Lien.*** Pursuant to § 32-1-1001(1)(j)(I), C.R.S., all unpaid and/or delinquent Fees imposed by the Operations Board, together with any and all Late Fees, Interest, Penalties and Costs of Collections (each defined separately in this Resolution), (collectively, the “**Delinquent Fees and Charges**”) shall constitute a perpetual lien on and against the Property served (the “**Lien**”). All such Liens shall, to the fullest extent permitted by law, have priority over all other liens of record affecting the Property and shall run with the Property and remain in effect until paid in full. All Liens contemplated herein may be foreclosed as authorized by law at such time as the Operations Board, in its sole discretion, may determine.

i. Notwithstanding the foregoing, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and to provide additional notice to interested parties, including, but not limited to, title companies and the Property owner. In the event any or all of the guidelines set forth in this Resolution are not followed, such deviation shall not affect the status of the Lien in any way. Further, the Board may waive any guidelines set forth in this Resolution and may amend them from time to time as it deems necessary.

b. ***Operations Board's Manager Procedures.*** The Operations Board Manager, Accountant or Billing Agent (any of which are referred to herein as the “**Manager**”) is responsible for collecting Fees imposed by the Operations Board against the Property. In the event payment of Fees is delinquent, the Manager may perform the procedures listed below. The Fees are considered delinquent when they have not been paid by their corresponding due date (the “**Delinquent Account**”):

i. ***Thirty (30) Calendar Days Past Due:*** A delinquent payment “Reminder Letter” may be sent to the address of the last known Property owner or occupant of the Property according to the Manager's records. In the event the above mailing is returned as undeliverable, the Manager may send a second copy of the Reminder Letter to: (1) the Property; and (2) the address of the last known owner of the Property as found in the real property records of the County Assessor's Office (the “**Assessor**”) for the County in which the Operations Board is located (collectively, the “**Property Address**”). Said Reminder Letter may: (1) request prompt payment; (2) notify the Property owner that a Reminder Letter Fee, and a Late Fee in the amounts set forth in this Resolution may have been assessed; and (3) reference the url address of the Operations Board's webpage where this Resolution is displayed, if available and requested by the Board.

ii. ***Thirty (30) Calendar Days from the Postmark Date of the Reminder Letter:*** A “Warning Letter” may be sent to the Property Address: (1) requesting prompt payment; (2) warning of further legal action should the Property owner fail to pay the total amount due and

owing; and (3) referencing the url address of the Operations Board's webpage where this Resolution is displayed, if available.

iii. *Delinquent Accounts Post Warning Letter:* The Manager shall continue to monitor the delinquent account until either: (i) the amount of the Fees owing on such Delinquent Account are equal to or greater than the amount that would be collected under the current rate for such Fees over a one (1) year period; or (ii) the account is more than six months past due, regardless of whether the Manager has performed the tasks outlined in this Section 1 (b) of this Resolution, the Manager may refer the Delinquent Account to the Operations Board's special counsel for collections and covenant enforcement legal services ("Special Counsel"). At the time of such referral, the Manager may be requested to provide Special Counsel with copies of all notices and letters sent pursuant to Section 1 (b), if any, as well as a copy of the most recent ledger for the Delinquent Account.

c. *Special Counsel Procedures.* Upon referral of a Delinquent Account from the Manager, Special Counsel may perform the following:

i. *Upon Referral of the Delinquent Account From the Manager:* A "Demand Letter" may be sent to the Property Address, notifying the Property owner that the Property has been referred to Special Counsel for further collections enforcement, including the filing of a statement of lien against the Property. Along with the Demand Letter, a copy of the most recent account ledger reflecting the total amount due and owing the Operations Board according to the records of the Manager may also be sent.

ii. *No Sooner than Thirty (30) Calendar Days from the Postmark Date of the Demand Letter:* A Notice of Intent to File a Statement of Lien, along with a copy of the statement of lien to be filed, may be sent to the Property Address of the Delinquent Account notifying the Property owner that a statement of lien will be recorded with the clerk and recorder of the County where the Property is located (the "**Clerk and Recorder**") within no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien.

iii. *No Sooner than Ten (10) Calendar Days from the Postmark Date of the Notice of Intent to File a Statement of Lien:* A Statement of Lien for the total amount due and owing as of the date of the Statement of Lien may be recorded against the Property with the Clerk and Recorder no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien is sent to the Property. Notwithstanding the amount due and owing reflected on the Statement of Lien, all Delinquent Fees and Charges will continue to accrue on the Delinquent Account and will run with the Property until the total amount due and owing the Operations Board is paid in full.

d. *Foreclosure or Bankruptcy.* In circumstances where the Property is being foreclosed upon or where the owner of the Property has declared or is declaring bankruptcy and notice of such bankruptcy action has been provided to the Operations Board, the Manager may be permitted, in his or her discretion, to refer the Delinquent Account directly to Special Counsel in order to avoid unnecessary, costly and time-consuming procedures. Upon referral of the Delinquent Account to Special Counsel, Special Counsel may, in his or her discretion, immediately file a Statement of Lien on the Property. Further, when a Delinquent Account has a balance of

One Thousand Five Hundred (\$1,500.00) or greater, Special Counsel is authorized to recommend the Delinquent Account for a foreclosure action. Any foreclosure action shall be approved by the Board of Directors of the Operations Board.

2. Late Fees:

a. Late Fees are assessed on the Property for failure to make timely payments of Fees. Late Fees are applied, regardless of whether the Fees are assessed on a one-time, monthly, quarterly, semi-annual, annual, or any other basis.

b. Late Fees are assessed on the Property **Thirty (30) calendar days from the payment due date**. Pursuant to § 29-1-1102, C.R.S., such Late Fee may be charged by either of the following two methods, whichever is greater:

i. One Late Fee of Fifteen Dollars (\$15.00) may be assessed on the Property per each assessment or installment of Fees not fully paid prior to the Thirtieth (30) calendar day following the payment due date; or

ii. In lieu of Section 2(b)(i) above, a Late Fee of Five Percent (5%) per each assessment or installment of Fees not fully paid prior to the Thirtieth (30) calendar day following the payment due date, and each month thereafter, may be charged on unpaid Fees until the Late Fee equals Twenty Five Percent (25%) of all outstanding Fees.

c. Partial payment of any outstanding Delinquent Fees and Charges will not prevent the imposition of Late Fees pursuant to this Section 2.

d. Payments received will be applied to the balance due in the following order of priority: (1) Legal Fees and Costs; (2) Costs of Collections; (3) Late Fees; (4) the earliest imposed and unpaid Fees; (5) any successive unpaid Fees in chronological order from the earliest unpaid Fees to the most recently imposed Fees.

e. No penalty will be assessed on the Property for a credit balance resulting from the prepayment and/or overpayment of Fees. Such credit balances will be carried forward on the account with all subsequent Fees and Delinquent Fees and Charges being deducted until such time as the credit balance is depleted. A Property carrying a credit balance may be assessed Late Fees as provided herein at such time as the credit balance is insufficient to pay the entire amount of Fees due and owing the Operations Board.

3. Penalties: May be charged on Delinquent Accounts at a rate determined by the Board and may include, but are not limited to, pro-rated costs associated with collection efforts on behalf of the Operations Board for all Delinquent Accounts combined.

4. Costs of Collections:

a. Include, but are not limited to, attorneys' fees and all costs, fees and charges associated with the processing and/or collection of Delinquent Fees and Charges, including the following fixed rates and hourly fees and costs.

i. *Attorney Hourly Fees and Costs.* Upon transfer of a Delinquent Account to Special Counsel, all hourly attorneys' fees and costs, including, but not limited to, litigation and expert witness fees and costs, litigation guarantees, service of process and/or publications incurred by the Operations Board to collect or defend the Delinquent Fees and Charges are assessed to the Delinquent Account and become part of the perpetual Lien on the Property. All such hourly attorneys' fees and costs shall be reasonable.

ii. *Recovery of Costs of Collections.* In accordance with § 29-1-1102(8), C.R.S., nothing in this Resolution shall be construed to prohibit the Operations Board from recovering all Costs of Collections whether or not outlined above.

5. Waiver of Late Fees, Interest and Costs of Collections:

a. The Manager and Special Counsel each have authority and discretion to waive or reduce portions of the Delinquent Account attributable to Late Fees and Interest. Such action is permitted if either the Manager or Special Counsel, in its discretion, determines that such waiver or reduction will facilitate the payment of Delinquent Fees and Charges. Notwithstanding the foregoing, neither the Manager nor Special Counsel shall have the authority to waive Late Fees and Interest which, in the aggregate, exceeds One Thousand Dollars (\$1,000.00). In such case, the person or entity owing in excess of One Thousand Dollars (\$1,000.00) in Late Fees and Interest combined and requesting such a waiver shall first submit a request, in writing, to the Board, and the Board may make the determination in its sole discretion.

b. Neither the Manager nor Special Counsel is authorized to waive any portion of the Fees or Costs of Collections. Should the Property owner desire a waiver of such Fees and/or Costs of Collections, s/he may submit a written request to the Board and the Board may make the determination in its sole discretion.

c. Any waiver or reduction of Late Fees or Interest granted pursuant to Sections 6(a) or (b) hereof shall not be construed as a waiver or reduction of future Late Fees and Interest, or as the promise to waive or reduce future Late Fees or Interest. Nor shall any such waiver or reduction be deemed to bind, limit, or direct the future decision making power of the Board, Manager, or Special Counsel, whether related to the Property in question or other properties within the Operations Board.

6. Payment Plans: The Manager and Special Counsel each have the authority to enter into or establish payment plans for the repayment of a Delinquent Account. Should the Manager or Special Counsel elect not to enter into a payment plan with the Property owner, the Property owner may submit a written request to the Board and the Board may make the determination in its sole discretion.

7. Acceleration and Decelerations of Fees: The Operations Board reserves the right to accelerate and call due an entire unpaid annual Fee on any delinquent account. Such acceleration shall result in the entire unpaid annual Fee being due to the Operations Board immediately. The Operations Board also reserves the right to decelerate any accelerated Fee.

8. Ratification of Past Actions: All acts, omissions, waivers and/or payment plans heretofore undertaken by the Manager or Special Counsel that would otherwise have been

authorized by or not required by this Resolution are hereby affirmed, ratified and made effective as of the date said acts, omissions, waivers and/or payment plans occurred.

9. **Additional Actions:** The Board directs its officers, staff and consultants to take such additional actions and execute such additional documents as are necessary to give full effect to the intention of this Resolution.

10. **Deviations:** The Operations Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

11. **Supersedes Prior Resolutions:** This Resolution shall supersede and replace in their entirety all prior resolutions addressing the processing and/or collection of Delinquent Fees and Charges, including the Prior Policy. To the extent that any term or provision in this Resolution conflicts with any term or provision in a previously enacted and valid resolution of the Operations Board, the term or provision in this Resolution shall prevail.

12. **Severability:** If any term, condition or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such term, condition or provision shall not affect any other provision contained in this Resolution, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

13. **Savings Provision:** The failure to comply with the procedures set forth herein shall not affect the status of the Delinquent Fees and Charges as a perpetual Lien subject to foreclosure in accordance with law. Failure by the Manager, Special Counsel or other authorized representative to take any action in accordance with the guidelines provided herein shall not invalidate subsequent efforts to collect the Delinquent Fees and Charges.

[Remainder of page intentionally left blank, signature page follows.]

ADOPTED this 13th day of June, 2022.

BRIGHTON CROSSINGS OPERATIONS
BOARD, a contractual authority and political
subdivision of Colorado

By: _____
Officer of the Operations Board

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the Operations Board

DRAFT