

**RESOLUTION  
ADOPTING BUDGET AND APPROPRIATING FUNDS**

**(2022)**

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The Board of Directors of Brighton Crossing Metropolitan District Operations Board (the “**Board**”), City of Brighton, Colorado (the “**District**”) held a special meeting held via teleconference on Tuesday, November 9, 2021, at the hour of 6:30 P.M.

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

*[Remainder of Page Intentionally Left Blank.]*

NOTICE AS TO PROPOSED 2022 BUDGET

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

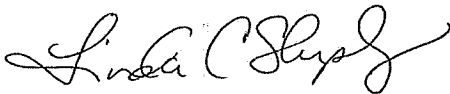
Brighton Crossings Operations Board (Pinnacle)\*\*  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd.  
Loveland CO 80537

Description: No. BSB929 2021 Amended/2022 Budget

## AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/27/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



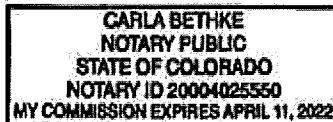
For the Brighton Standard Blade

State of Colorado }  
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/27/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-331616

Carla Bethke  
Notary Public  
My commission ends April 11, 2022



### Public Notice

#### NOTICE AS TO PROPOSED 2021 AMENDED BUDGET AND THE 2022 BUDGET

NOTICE IS HEREBY GIVEN that proposed amended 2021 budgets and proposed 2022 budgets have been submitted to Brighton Crossings Operations Board. Copies of such amended and proposed budgets have been filed in the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd, Loveland, CO 80537, where the same are open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the District at a special meeting to be held on Tuesday, November 9, 2021 beginning at 6:30 p.m. via virtual meeting. Virtual meeting attendance information is posted at least 24-hours prior to the meeting at [www.brightoncrossings-connect.com](http://www.brightoncrossings-connect.com).

Any interested elector of Brighton Crossings Operations Board may inspect the proposed budgets at the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537 or online at [www.brightoncrossings-connect.com](http://www.brightoncrossings-connect.com) and file or register any objections at any time prior to the final adoption of the budgets.

BY ORDER OF THE BOARD OF DIRECTORS:

**BRIGHTON CROSSINGS  
OPERATIONS BOARD**

By: /s/ Andrew Kunkel, District Administrator

Legal Notice No. BSB929  
First Publication: October 27, 2021  
Last Publication: October 27, 2021  
Publisher: Brighton Standard Blade

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

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

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

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

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

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

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

*[Remainder of page intentionally left blank.]*

ADOPTED THIS 9<sup>th</sup> DAY OF NOVEMBER, 2021.

BRIGHTON CROSSING METROPOLITAN DISTRICT  
OPERATIONS BOARD

DocuSigned by:  
**Ashley Taruffelli**  
877F08A78EFD419...  
\_\_\_\_\_  
Officer of the District

ATTEST:

DocuSigned by:  
*John Strider*  
1724843AF28E4DF...  
\_\_\_\_\_

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

DocuSigned by:  
*Eve Velasco*  
5582C036FEC44E4...  
\_\_\_\_\_

General Counsel to the District

STATE OF COLORADO  
COUNTY OF ADAMS  
OPERATIONS BOARD

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on November 9, 2021, at 6:30 p.m. as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9<sup>th</sup> day of November 2021.

DocuSigned by:  
*Geol Sheirman*  
653725ACAAFB49F...  
\_\_\_\_\_

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



## Management Budget Report

BOARD OF DIRECTORS  
BRIGHTON CROSSINGS OPERATIONS BOARD

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2022 including the comparative information of the forecasted estimate for the year ending December 31, 2021 and the actual historic information for the year 2020.

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

A handwritten signature in black ink that reads "Amanda Kay Coote". The signature is written in a cursive style.

Pinnacle Consulting Group, Inc.  
December 30, 2021



**BRIGHTON CROSSING OPERATIONS BOARD  
2022 BUDGET MESSAGE**

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

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

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

In preparing the 2022 budget, the following goal is foremost for the Board:

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

**General Fund**

*Revenues*

The District budgeted \$2,809,048 in total revenues for 2022. Primary sources consist of service fees paid by Districts 4 and 6 and general operations fees of \$984,843 and \$1,282,890, respectively.

*Expenditures*

Total General Fund expenditures for 2022 are budgeted at \$2,792,147. In addition to administrative costs, including but not limited to, accounting, district management, legal, and insurance, the District also provides resources for the operations and maintenance of public improvements and amenities. Primary categories of expenditures include trash removal, utilities, landscape maintenance, Fitness Center/Venture Center/Pool operations and maintenance, and a contingency.

*Fund Balance/Reserves*

The Board's general fund is projected to have an ending fund balance of \$411,289, which includes the 3% TABOR required emergency reserve.

BRIGHTON CROSSINGS OPERATIONS BOARD				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
2020 Actual, 2021 Adopted Budget and Projected Actual				
2022 Adopted Budget				
Modified Accrual Budgetary Basis				
GENERAL FUND	2020	2021	2021	2022
	Unaudited	Adopted	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Transfer from District No. 4	\$ 518,288	\$ 413,118	\$ 399,733	\$ 379,419
Transfer from District No. 6	210,164	240,587	297,893	605,424
Administrative Transfer Fees	64,000	40,000	50,800	40,000
General Operations Fees	801,750	1,069,950	1,130,320	1,282,890
Late Fees	5,504	3,000	10,000	5,000
Alley Fees	47,497	49,050	60,951	67,680
Courtyard Fees	12,183	18,000	12,375	15,375
Venture Center Revenues	1,435	3,000	3,000	1,500
Legal Fees	29,813	60,000	11,000	60,000
Trash Fees	87,375	183,420	190,894	200,000
Duplex Maintenance Fees	1,583	4,860	4,591	8,802
Design Review Fees	39,714	21,250	17,300	8,500
Developer Contributions	61,773	77,220	76,151	114,458
Covenant Violations	10,425	15,000	15,000	15,000
COVID-19 Cares Act	9,610	-	15,390	-
Interest/Miscellaneous Income	231	5,000	2,500	5,000
<b>Total Revenues</b>	<b>\$ 1,901,345</b>	<b>\$ 2,203,455</b>	<b>\$ 2,297,898</b>	<b>\$ 2,809,048</b>
Expenditures				
Accounting and Finance	\$ 80,430	\$ 81,840	\$ 87,600	\$ 67,080
District Management/Administration	226,290	137,760	137,760	153,920
District Facilities Management	88,590	112,320	112,320	127,400
Engineering and Professional Services	-	-	-	14,300
<b>Master Association / Homeowner Exp.</b>				
Builders Education/Outreach	-	-	-	9,360
Community Education/Outreach	-	17,280	9,000	18,720
Routine Communications	-	11,520	10,920	12,480
Property Transfers	20,580	34,080	18,780	36,920
DRC Reviews	55,315	73,960	56,280	66,040
Covenant Enforcement	40,350	34,560	36,660	37,440
HOA Elections	270	30,000	20,000	25,000
Trash Removal	138,944	165,000	179,042	184,413
On Lot Services - Courtyards Maintenance	-	2,880	2,880	3,900
Residential Fee Billings Administration	-	38,760	33,000	56,160
Collections	46,867	60,000	50,000	60,000
COVID-19 Cares Act Expenditures	-	-	15,390	-
Resident Committee Coordination				
Finance Committee Coordination	-	5,400	5,000	5,000
Modifications Committee Coordination	1,740	5,760	2,000	5,000
Expenditures Funded by Developer				
Development Coordination	-	30,240	30,240	26,260
Builder's 101 Education	5,160	8,640	8,640	9,360
Duplex Lawn Care - Landscape Maint	-	38,400	15,000	77,640
Duplex Maint Specific Coord	-	4,800	4,800	-
Legal	-	-	19,562	10,000
Miscellaneous	-	-	2,500	-
Modifications Committee Improvements	-	10,000	10,000	10,000
Social Committee Events	-	10,000	7,500	10,000
Website Hosting & Maintenance	9,100	8,000	5,000	8,000
Office, Dues and Other	26,938	30,000	25,000	30,000
Audit	5,000	5,000	5,000	5,250
Insurance	53,563	65,000	55,693	71,500
Legal	36,403	35,000	35,000	35,000
Utilities	289,496	340,000	200,000	210,000
Utilities - Venture Center	47,721	35,000	69,193	72,653
Utilities - Fitness Center	10,355	10,000	17,400	18,270
Landscape Maintenance	297,499	377,157	388,907	438,309
Hardscape Maintenance	80,437	122,250	151,900	179,700
Storm Water Facilities Maint	18,734	34,000	32,009	34,000
Fitness Center O&M	9,369	14,248	17,068	14,248
Pool/Venture Center O&M	345,462	381,901	385,107	386,824
Miscellaneous Services	-	1,000	1,750	500
Repairs and Replacements	84,650	98,500	123,500	171,500
Contingency	-	90,000	90,000	90,000
<b>Total Expenditures</b>	<b>\$ 2,019,263</b>	<b>\$ 2,560,256</b>	<b>\$ 2,477,401</b>	<b>\$ 2,792,147</b>
Revenues Over/(Under) Exp	\$ (117,918)	\$ (356,801)	\$ (179,503)	\$ 16,901
Beginning Fund Balance	691,809	477,094	573,891	394,388
Ending Fund Balance	\$ 573,891	\$ 120,293	\$ 394,388	\$ 411,289