

**RESOLUTION**  
**ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY**  
**AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026**

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The Board of Directors of the Brighton Crossings Operations Board (the “**Board**”), located in Adams County, Colorado, (the “**District**”), held a regular meeting, via teleconference on December 2, 2025, at the hour of 6:00 p.m.

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

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NOTICE AS TO PROPOSED 2026 BUDGET

Colorado Trust for Local News  
143 S. Second Place  
Brighton, CO 80601

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

## AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/13/2025, 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.



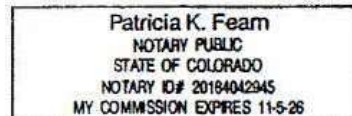
For the Brighton Standard Blade

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 Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/13/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20184042945-678474

Patricia K. Fearn  
Notary Public  
My commission ends November 5, 2026



### Public Notice

#### NOTICE AS TO PROPOSED 2025 AMENDED BUDGETS AND THE 2026 BUDGETS

NOTICE IS HEREBY GIVEN that amended 2025 and proposed 2026 budgets have been submitted to Brighton Crossings Operations Board. A copy of such proposed budgets has been filed at the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, Colorado 80537, where the same is open for public inspection. The Board of Directors will consider the adoption of the proposed budgets of the District at a Regular Meeting of the Brighton Crossings Operations Board to be held via Zoom on **Tuesday, December 2, 2025, at 6:00 pm**. Any interested elector of the Brighton Crossings Operations Board may inspect the proposed budgets at the offices of Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, CO 80537, 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. BSB4042  
First Publication: November 13, 2025  
Last Publication: November 13, 2025  
Publisher: Brighton Standard Blade

WHEREAS, the Board has appointed its accountant 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 available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the 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 2026. 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. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. 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 7. 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 DECEMBER 2, 2025.

**DISTRICT:**


**BRIGHTON CROSSINGS OPERATIONS BOARD**, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Lyndsey Paavilainen

Lyndsey Paavilainen (Jan 12, 2026 09:17:49 MST)

\_\_\_\_\_  
Officer of the District

**ATTEST:**

By:  \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF ADAMS  
BRIGHTON CROSSINGS 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 Tuesday, December 2, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of January, 2026.

*Kenny Parrish*

\_\_\_\_\_  
Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]*

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



## Management Budget Report

BOARD OF DIRECTORS  
BRIGHTON CROSSING OPERATIONS BOARD

We have prepared the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2026, including the comparative information of the forecasted estimate for the year ending December 31, 2025, and the actual historic information for the year ending 2024

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 forecasts 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 for the forecasted periods.

A handwritten signature in black ink that reads "Tracie L. Kaminski". The signature is written in a cursive style with a large initial "T".

Pinnacle Consulting Group, Inc.  
January 20, 2026

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

*Serving our clients and community through excellent dependable service.*

<b>BRIGHTON CROSSINGS OPERATIONS BOARD</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Audited	Adopted	Projected	Proposed
	Actual	Budget	Actual	Budget
<b>Revenues</b>				
Transfer from District No. 4	\$ 822,650	\$ 543,750	\$ 788,041	\$ 529,201
Transfer from District No. 6	965,211	613,000	745,000	778,397
Administrative Transfer Fees	43,200	18,000	18,000	51,400
General Operations Fees	1,578,163	1,706,400	1,745,087	1,919,280
Late Fees	10,230	5,000	5,000	5,000
Alley Fees	56,702	56,560	56,560	56,560
Courtyard Fees	16,960	26,400	26,400	26,400
Venture Center Revenues	-	1,500	1,500	1,500
Legal Fees	107,064	60,000	60,000	60,000
Trash Fees	287,943	309,218	309,218	324,679
Duplex Maintenance Fees	25,800	46,248	46,248	40,592
Design Review Fees	21,545	76,200	76,200	40,800
Developer Contributions	95,882	72,193	72,193	86,940
Covenant Violations	5,325	6,000	6,000	6,000
Cost of Collections	9,450	10,000	10,000	10,000
Interest/Miscellaneous Income	821	1,000	109,420	50,000
<b>Total Revenues</b>	<b>\$ 4,046,945</b>	<b>\$ 3,551,469</b>	<b>\$ 4,074,867</b>	<b>\$ 3,986,749</b>
<b>Expenditures</b>				
<b>Operations &amp; Maintenance:</b>				
Trash Removal	\$ 303,026	\$ 309,218	\$ 309,218	\$ 324,679
Courtyard Maintenance	22,831	43,000	8,000	22,878
Modifications Committee Improvements	4,785	10,000	-	15,000
Utilities	438,776	430,000	375,000	445,000
Utilities - Venture Center	76,082	65,000	80,000	80,000
Utilities - Fitness Center	54,288	50,000	35,000	50,000
Duplex Lawn Care - Landscape Maint	35,561	39,000	39,000	39,554
Landscape Maintenance	563,321	659,000	555,044	658,021
Hardscape Maintenance	40,638	159,000	128,500	184,500
Storm Water Facilities Maint	-	24,000	28,500	30,000
Fitness Center O&M	11,585	19,000	68,000	33,500
Pool/Venture Center O&M	583,001	596,610	621,212	624,000
Playground Maintenance	11,085	20,000	12,000	30,000
Miscellaneous Services	416	500	500	1,000
Repairs and Replacements	171,752	179,500	202,820	257,500
Repairs and Replacements - Amenities	-	-	-	185,000
District Facilities Management	153,300	141,050	141,050	150,475
<b>Expenditures Supported by Developer</b>				
Development Coordination	710	20,000	20,000	20,000
Duplex Lawn Care - Landscape Maint & Snow Removal	22,987	10,193	10,193	18,962
Filing 7: PH 4-6 Landscaping	57,093	-	-	-
Filing 7: PH 7 Landscaping	-	42,000	-	-
Filing 6 Warranty	-	-	-	47,978
<b>Administration:</b>				
Accounting and Finance	130,200	127,100	127,100	133,455
District Management/Administration	148,900	152,830	152,830	160,472
Modifications Committee Coordination	-	5,000	5,000	-
Collections	118,598	88,000	88,000	90,000
Social Committee Events	-	10,000	10,000	15,000
Website Hosting & Maintenance	2,520	2,400	2,400	2,205
Office, Dues and Other	19,609	18,898	18,898	18,200
Audit	6,300	6,500	6,500	6,695
Insurance	42,034	60,000	43,994	60,000
Legal	22,528	40,000	40,000	40,000
Builders Education/Outreach	-	5,000	5,000	5,000
Community Education/Outreach	1,193	20,000	20,000	15,000
New Construction Coordination	-	4,030	19,809	10,000
Routine Communications	49,428	35,000	35,000	35,000
Property Transfers	34,685	39,835	39,835	45,000
ARC Reviews	51,435	50,000	50,000	50,000
Covenant Enforcement	9,938	12,400	12,400	15,000
Bad Debt	33,713	-	60,096	15,000
Contingency	-	90,000	90,000	90,000
<b>Total Expenditures</b>	<b>\$ 3,222,316</b>	<b>\$ 3,584,064</b>	<b>\$ 3,460,899</b>	<b>\$ 4,024,074</b>
<b>Revenues Over/(Under) Exp</b>	<b>\$ 824,629</b>	<b>\$ (32,595)</b>	<b>\$ 613,968</b>	<b>\$ (37,325)</b>
<b>Beginning Fund Balance</b>	<b>2,749,029</b>	<b>3,201,489</b>	<b>3,573,658</b>	<b>4,187,626</b>
<b>Ending Fund Balance</b>	<b>\$ 3,573,658</b>	<b>\$ 3,168,894</b>	<b>\$ 4,187,626</b>	<b>\$ 4,150,301</b>
<b>COMPONENTS OF ENDING FUND BALANCE:</b>				
Emergency Reserve (3% of Revenues)	\$ 121,408	\$ 106,544	\$ 122,246	\$ 119,602
Operating Reserve (25% of Expenses)	805,579	896,016	865,225	1,006,019
Repairs & Replacement Reserve (Alley)	-	13,560	13,560	13,560
Repairs & Replacement Reserve (Global)	-	1,064,620	1,064,620	1,526,215
Unrestricted	2,646,670	1,088,154	2,121,975	1,484,905
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 3,573,658</b>	<b>\$ 3,168,894</b>	<b>\$ 4,187,626</b>	<b>\$ 4,150,301</b>

BRIGHTON CROSSING OPERATIONS BOARD  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Services Provided**

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 2026 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.

**Revenues**

**Transfers from Brighton Crossing Metropolitan District Nos. 4 & 6**

Pursuant to the District Coordinating Services Agreement, the District will provide certain operation, maintenance and administrative services benefitting Brighton Crossing Metropolitan District No. 4 and Brighton Crossing Metropolitan District No. 6 (collectively, "Districts"). The Districts will pay all costs of such services through the imposition of ad valorem property taxes and transferring the net tax revenues to the District. Additionally, the District Coordinating Services Agreement stipulates that the District will own, operate and maintain all public improvements within the Districts. The Districts will transfer project funds, as they are requisitioned from bond proceeds, to the District as the District will pay for the construction or acquisition of such public improvements.

**O&M Fees**

The primary sources of revenues for the District are O&M fees.

**Other Revenues**

The District has budgeted for other sources of revenue such as alley fees, design review fees, legal fees, trash fees, among other fees.

BRIGHTON CROSSING OPERATIONS BOARD  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

**Repair and Replacement Reserve**

The District has provided for an Repair and Replacement Reserve fund.