

Brighton Crossing Metropolitan District No. 4

Financial Statements
with Independent Auditor's Report

December 31, 2024



Brighton Crossing Metropolitan District No. 4

Table of Contents
December 31, 2024

Independent Auditor's Report	1
Basic Financial Statements	
<i>Government-wide Financial Statements</i>	
Statement of Net Position	4
Statement of Activities	5
<i>Governmental Funds</i>	
Balance Sheet	6
Statement of Revenues, Expenditures and Changes in Fund Balances	7
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities	8
<i>Notes to Financial Statements</i>	9
Required Supplementary Information	
<i>Budgetary Comparison Schedule</i>	
General Fund	25
<i>Notes to Required Supplementary Information</i>	26
Supplementary Information	
<i>Budgetary Comparison Schedule</i>	
Debt Service Fund	27
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	28



**HINKLE &
COMPANY**
Strategic ^{PC}
Business Advisors

Independent Auditor's Report

Board of Directors
Brighton Crossing Metropolitan District No. 4
Brighton, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brighton Crossing Metropolitan District No. 4 (the District), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the District as of December 31, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Office Locations:

Colorado Springs, CO
Denver, CO
Frisco, CO
Tulsa, OK

Denver Office:

750 W. Hampden Avenue,
Suite 400
Englewood,
Colorado 80110
TEL: 303.796.1000
FAX: 303.796.1001
www.HinkleCPAs.com

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



The District has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The supplementary information listed in the table of contents is presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Hick & Company, PC

Englewood, Colorado
September 9, 2025



Basic Financial Statements

Brighton Crossing Metropolitan District No. 4

Statement of Net Position

December 31, 2024

	Governmental Activities
Assets	
Cash and Investments	\$ 1,344,168
Cash and Investments - Restricted	594,947
Due from County Treasurer	11,826
Property Taxes Receivable	2,344,442
Prepaid Expenses	4,914
	<hr/>
Total Assets	4,300,297
	<hr/>
Deferred Outflows of Resources	
Loss on Debt Refunding	270,979
	<hr/>
Total Deferred Outflows of Resources	270,979
	<hr/>
Liabilities	
Accounts Payable	5,700
Due to Related Entities	
Brighton Crossing Metropolitan District No. 6	4,316
Brighton Crossings Operations Board	1,372,302
Escrow Payable	1,022
Accrued Interest - Bonds	120,125
Accrued Interest - Developer Payables	11,457,120
Noncurrent Liabilities	
Due within One Year	560,000
Due in More Than One Year	56,287,241
	<hr/>
Total Liabilities	69,807,826
	<hr/>
Deferred Inflows of Resources	
Deferred Property Taxes	2,344,442
	<hr/>
Total Deferred Inflows of Resources	2,344,442
	<hr/>
Net Position	
Restricted	
Emergencies	24,942
Debt Service	425,068
Unrestricted	(68,031,002)
	<hr/>
Total Net Position	\$ (67,580,992)
	<hr/> <hr/>

Brighton Crossing Metropolitan District No. 4

Statement of Activities

For the Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Change in Net Position
Primary Government			
<i>Governmental Activities</i>			
General Government	\$ 127,506	\$ 199,421	\$ 71,915
Transfers to Brighton Crossings Operations Board	822,650	-	(822,650)
Interest on Long-Term Debt	6,028,934	-	(6,028,934)
Developer Advance Interest	<u>2,252,666</u>	<u>-</u>	<u>(2,252,666)</u>
Total Governmental Activities	<u>\$ 9,231,756</u>	<u>\$ 199,421</u>	<u>(9,032,335)</u>

General Revenues

Property Tax	3,163,197
Specific Ownership Tax	153,852
Conservation Trust Fees	19,197
Investment Income	522,392
Other	<u>-</u>

Total General Revenues and Transfers 3,858,638

Change in Net Position (5,173,697)

Net Position, Beginning of Year (62,407,295)

Net Position, End of Year \$ (67,580,992)

Brighton Crossing Metropolitan District No. 4
Balance Sheet
Governmental Funds
December 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets				
Cash and Investments	\$ 1,403,777	\$ (59,609)	\$ -	\$ 1,344,168
Cash and Investments - Restricted	-	594,947	-	594,947
Receivable from County Treasurer	1,971	9,855	-	11,826
Property Taxes Receivable	507,708	1,836,734	-	2,344,442
Prepaid Expenses	4,914	-	-	4,914
Total Assets	\$ 1,918,370	\$ 2,381,927	\$ -	\$ 4,300,297
Liabilities				
Accounts Payable	\$ 5,700	\$ -	\$ -	\$ 5,700
Payable to Brighton Crossing Metropolitan District No. 6	4,316	-	-	4,316
Payable to Brighton Crossings Operations Board	1,372,302	-	-	1,372,302
Escrow Payable	1,022	-	-	1,022
Total Liabilities	1,383,340	-	-	1,383,340
Deferred Inflows of Resources				
Deferred Property Taxes	507,708	1,836,734	-	2,344,442
Fund Balance				
Nonspendable				
Prepaid Expenses	4,914	-	-	4,914
Restricted for:				
Emergencies	24,942	-	-	24,942
Debt Service	-	545,193	-	545,193
Unrestricted, Unassigned	(2,534)	-	-	(2,534)
Total Fund Balance	27,322	545,193	-	572,515
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 1,918,370	\$ 2,381,927	\$ -	\$ 4,300,297

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balance of Governmental Funds	\$ 572,515
Long-term liabilities and related items are not due and payable in the current year and, therefore, are not reported in governmental funds.	
Loss on Debt Refunding	270,979
Accrued Interest - Bonds	(120,125)
Accrued Interest - Developer Payables Series 2024	(11,457,120)
Series 2024 Premium	(31,000,000)
Developer Advances - Capital	(1,747,096)
Developer Advances - Debt Service	(8,307,166)
Developer Advances - Operations	(13,979,897)
	(1,813,082)
Total Net Position of Governmental Activities	\$ (67,580,992)

Brighton Crossing Metropolitan District No. 4
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Revenues				
General Property Taxes	\$ 527,192	\$ 2,636,005	\$ -	\$ 3,163,197
Specific Ownership Taxes	25,642	128,210	-	153,852
Oil and Gas Royalties	199,421	-	-	199,421
Conservation Trust Revenue	19,197	-	-	19,197
Investment Earnings	59,955	462,437	-	522,392
Total Revenues	831,407	3,226,652	-	4,058,059
Expenditures				
General Government	87,957	39,549	-	127,506
Payment to Brighton Crossings Operations Board	822,650	-	-	822,650
Debt Service				
Principal	-	30,913,002	-	30,913,002
Interest and Fiscal Charges	-	8,252,967	-	8,252,967
Total Expenditures	910,607	39,205,518	-	40,116,125
Excess Revenues Over (Under) Expenditures	(79,200)	(35,978,866)	-	(36,058,066)
Other Financing Sources (Uses)				
Bonds Proceeds - Face Amount	-	32,772,262	-	32,772,262
Cost of Issuance	-	(567,474)	-	(567,474)
Total Other Financing Sources (Uses)	-	32,204,788	-	32,204,788
Net Change in Fund Balances	(79,200)	(3,774,078)	-	(3,853,278)
Fund Balances, Beginning of Year	106,522	4,319,271	-	4,425,793
Fund Balances, End of Year	\$ 27,322	\$ 545,193	\$ -	\$ 572,515

Brighton Crossing Metropolitan District No. 4

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities For the Year Ended December 31, 2024

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:

Net Change in Fund Balance of the Governmental Funds	\$ (3,853,278)
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term debt liabilities in the statement of net position	
Proceeds from Issuance of Bonds Payable	(32,772,262)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes current financial resources.	
Principal Paid on Outstanding Bonds Payable	30,913,002
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Amortization of Loss on Debt Refunding	198,435
Amortization of Bond Premium	480,602
Accrued Interest Payable - Bonds	2,112,470
Accrued Interest Payable - Capital	(777,970)
Accrued Interest Payable - Reimbursement	(1,305,397)
Accrued Interest Payable - Operations	<u>(169,299)</u>
Change in Net Position	<u>\$ (5,173,697)</u>

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies

Summary of Significant Accounting Policies

The accounting policies of the Brighton Crossing Metropolitan District No. 4 (the District), located in Adams County, Colorado, conform to the accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on April 23, 1985, under the name of Bromley Park Metropolitan District 4 as a quasi-municipal organization established under the State of Colorado Special District Act. The District's service area is located entirely within the City of Brighton (the City). The District changed its name in 2003. The District is one of six contiguous districts: South Beebe Draw Metropolitan District (SBD), Bromley Park Metropolitan Districts 2, 3, 5 and 6 (Districts 2, 3, 5 and 6) and the District. The District, SBD, District 2 and District 3 were participants to the Annexation Agreement (originally dated June 4, 1985, amended December 16, 1986, November 11, 1994, May 28, 1996, and October 24, 1997) between the City and the previous developer (during 1994 through 1997, BPK Holdings, LLC (BPK) of the majority of the property within the District. District 5 and District 6 were formed in 2000 and it is anticipated that these districts will also participate in the Annexation Agreement. The current developer of the District is Brookfield Residential (Colorado), LLC, f.k.a. Carma (Colorado), Inc. (the Developer). The Developer and the District have assumed the responsibilities and rights associated with all intergovernmental agreements (See Note 4).

The District was established to provide water, sewer, and storm drainage services and to provide construction, installation, financing and operation of streets, park and recreation, mosquito control, transportation and television relay systems and improvements in addition to the water, sewer, and storm drainage improvements.

As of August 4, 1995, by agreement between BPK and the District, SBD, District 2 and District 3, SBD was affirmed to be appointed by the entities to receive all sales and use taxes remitted under the Annexation Agreement, as amended, by the City and to apply all receipts to the common benefit of all of the Districts.

The District is governed by an elected Board of Directors.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Definition of Reporting Entity (Continued)

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e., the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Measurement Focus Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

- General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.
- Debt Service Fund - The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest, and other debt related costs.
- Capital Projects Fund - The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. Total expenditures exceeded total appropriations in the General and Debt Service Funds, which may be a violation of State budget law.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2024, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Original Issue Premium and Loss on Refunding

Original issue premium and loss on refunding from the Series 2017A Bonds are being amortized over the respective terms of the bonds using the effective interest rate method and straight-line method, respectively. Accumulated amortization of original issue premium and loss on refunding amounted to \$141,839 and \$378,485, respectively, with unamortized balances of \$455,436 and \$72,544, respectively at December 31, 2024.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Non-Spendable Fund Balance - The non-spendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance - The restricted fund balance includes amounts restricted for a specific purpose by external parties such as granters, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$24,942 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$545,193 is restricted for the payment of the Series 2017A Bonds (see Note 3) and includes bond proceeds held by the trustee as a *reserve requirement*.

Committed Fund Balance - The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance - Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates authority.

Unassigned Fund Balance - Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported in the General Fund, and all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 1: Summary of Significant Accounting Policies (Continued)

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets - consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position - net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position - consists of all other net positions that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

The District had a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

Subsequent Events

We have evaluated subsequent events through September 9, 2025, the date the financial statements were available to be issued.

Note 2: Cash and Investments

As of December 31, 2024, cash and investments are classified in the accompanying financial statements as follows:

Cash and Investments	\$ 1,344,168
Cash and Investments - Restricted	<u>594,947</u>
Total	<u>\$ 1,939,115</u>

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 2: Cash and Investments (Continued)

Cash and investments as of December 31, 2024, consist of the following:

Deposits	\$ 439,865
Local Government Investment Pool	<u>1,499,250</u>
Total	<u>\$ 1,939,115</u>

Deposits

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposits in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

At December 31, 2024 the District's cash deposits had a bank balance and carrying balance of \$439,865.

Investments

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the District Board. Such actions are generally associated with a debt service reserve or sinking fund requirements.

State statutes specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following.

- Obligations of the United States & certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 2: Cash and Investments (Continued)

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (COLOTRUST) is rated AAAM by Standard and Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2024, the District had \$1,499,250 invested in COLOTRUST direct or brokered accounts.

Brighton Crossing Metropolitan District No. 4
Notes to Financial Statements
December 31, 2024

Note 3: Long-Term Obligations

A description of the long-term obligations as of December 31, 2024, is as follows:

	Balance 12/31/23	Additions	Reductions	Balance 12/31/24	Due Within One Year
General Obligation Bonds Payable					
Series 2017A	\$ 23,580,000	\$ -	\$ (23,580,000)	\$ -	\$ -
Premium	455,436	-	(455,436)	-	-
Series 2017B	4,025,000	-	(4,025,000)	-	-
Series 2017C	3,308,002	-	(3,308,002)	-	-
Series 2024	-	31,000,000	-	31,000,000	560,000
Premium	-	1,772,262	(25,166)	1,747,096	-
	<u>31,368,438</u>	<u>32,772,262</u>	<u>(31,393,604)</u>	<u>32,747,096</u>	<u>560,000</u>
Developer Advances					
Capital - Principal	8,307,166	-	-	8,307,166	-
Capital - Interest	2,629,066	777,970	-	3,407,036	-
Reimbursement - Principal	13,979,897	-	-	13,979,897	-
Reimbursement - Interest	5,078,916	1,305,397	-	6,384,313	-
Operations Board - Principal	1,813,082	-	-	1,813,082	-
Operations Board - Interest	1,496,472	169,299	-	1,665,771	-
	<u>33,304,599</u>	<u>2,252,666</u>	<u>-</u>	<u>35,557,265</u>	<u>-</u>
Total	<u>\$ 64,673,037</u>	<u>\$ 35,024,928</u>	<u>\$ (31,393,604)</u>	<u>\$ 68,304,361</u>	<u>\$ 560,000</u>

\$24,560,000 Limited Tax General Obligation Bonds, Series 2017A, \$4,025,000 Subordinate Limited Tax General Obligation Bonds, Series 2017B and \$3,308,002 Junior Subordinate Limited Tax General Obligation Bonds, Series 2017C

On December 13, 2017, the District issued \$24,560,000 Limited Tax General Obligation Bonds, Series 2017A, (Series 2017A Bonds), \$4,025,000 Subordinate Limited Tax General Obligation Bonds, Series 2017B (Series 2017B Bonds) and \$3,308,002 Junior Subordinate Limited Tax General Obligation Bonds, Series 2017C (Series 2017C Bonds), or combined (Series 2017 Bonds) for the purpose of financing and refinancing Public Improvements and paying the cost of issuance of the Bonds, and, with respect to the Series 2017A Bonds only, funding a reserve fund and partially funding a surplus fund.

The Series 2017A Bonds bear interest at the rates ranging between 4.0% and 5.0%, payable semiannually on each June 1 and December 1, commencing on June 1, 2018. The Series 2017B Bonds bear interest at the rate of 7.0%, payable annually on December 15, commencing on December 15, 2018, to the extent that Subordinate Pledged Revenue is available. The Series 2017C Bonds bear interest at the rate of 3.6%, payable annually on December 15, commencing on December 15, 2018, to the extent that Junior Subordinate Pledged Revenue is available.

The Series 2017A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2023. The Series 2017A Bonds and Series 2017B Bonds and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on December 1, 2024, upon payment of par, accrued interest, and a redemption premium that ranges between 0.0% and 3.0%.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 3: Long-Term Obligations (Continued)

\$24,560,000 Limited Tax General Obligation Bonds, Series 2017A, \$4,025,000 Subordinate Limited Tax General Obligation Bonds, Series 2017B and \$3,308,002 Junior Subordinate Limited Tax General Obligation Bonds, Series 2017C (Continued)

The Series 2017A Bonds are subject to optional redemption prior to maturity at the option of the District, as a whole or in integral multiples of \$1,000, beginning on December 1, 2022, and on any date thereafter, upon payment of par, accrued interest and redemption premium equal to a percentage of the principal amount so redeemed, as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2022 to November 30, 2023	3.00%
December 1, 2023 to November 30, 2024	2.00%
December 1, 2024 to November 30, 2025	1.00%
December 1, 2025 and thereafter	0.00%

The Series 2017A Bonds are secured by the Senior Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Senior Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2017A Bonds are also secured by the Reserve Fund and Surplus Fund. The Series 2017B Bonds are secured by the Subordinate Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Subordinate Required Mill Levy, and any other legally available moneys as determined by the District. The Series 2017C Bonds are secured by the Junior Subordinate Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Junior Subordinate Required Mill Levy, and any other legally available moneys as determined by the District.

The Series 2017B Bonds and the Series 2017C Bond are *cash flow* bonds, meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Subordinate Pledged Revenue for payment of the Series 2017B Bonds, or sufficient Junior Subordinate Pledged Revenue for payment of the 2017C Bonds. In the event any amounts due and owing on the Series 2017C Bonds remain outstanding on December 15, 2057, such amounts shall be deemed discharged and shall no longer be due and outstanding.

\$31,000,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2024

On October 17, 2024, the District issued \$31,000,000 Limited Tax General Obligation Refunding Bonds, Series 2024 (Series 2024 Bonds) for the purpose of refunding the District's Series 2017A, Series 2017B and Series 2017C Bonds, and paying other costs in connection with the issuance of the bonds.

The Series 2024 Bonds bear interest at 5.0%, payable semiannually on each June 1 and December 1, commencing on December 1, 2024.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 3: Long-Term Obligations (Continued)

\$31,000,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Bonds, Series 2024 (Continued)

The Series 2024 Bonds maturing on and after December 1, 2035 are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity, and in whole or partial maturities (and if in part in such order of maturities as the District shall determine and by lot within maturities), on December 1, 2034 and on any date thereafter, upon payment of par plus accrued interest, with no redemption premium. The Series 2024 Bonds maturing on December 1, 2047 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2043, and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2024 Bonds.

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 560,000	\$ 1,441,500	\$ 2,001,500
2026	625,000	1,413,500	2,038,500
2027	655,000	1,382,250	2,037,250
2028	730,000	1,349,500	2,079,500
2029	765,000	1,313,000	2,078,000
2030 - 2034	4,845,000	5,922,750	10,767,750
2035 - 2039	6,750,000	4,531,250	11,281,250
2040 - 2044	9,245,000	2,624,750	11,869,750
2045 - 2047	6,825,000	555,000	7,380,000
	<u>\$ 31,000,000</u>	<u>\$ 20,533,500</u>	<u>\$ 51,533,500</u>

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 3: Long-Term Obligations (Continued)

Loan and Infrastructure Acquisition Agreement

On December 17, 2004, the District entered into a Loan and Infrastructure Acquisition Agreement with the Developer. The District and the Developer had previously entered into a Loan Agreement dated as of February 12, 2002, and an Improvement Acquisition Agreement dated as of May 14, 2002, to provide for the financing of certain public infrastructure benefiting the District, through the lending of funds by the Developer to the District and also the construction of certain public infrastructure by the Developer and subsequent acquisition by the District. The purpose of the new agreement is to provide for two separate and distinct funding sources for the provision of public infrastructure benefiting the District: (i) an agreement by the Developer to loan funds to the District under certain terms and conditions; and, (ii) an agreement by the District to acquire certain public infrastructure constructed, at the District's request, by the Developer. The agreement was also entered into (in connection with the Series 2004 Bonds and the Reimbursement Agreement) for the purpose of setting forth the terms by which the Developer will loan funds to the District for the purpose of paying principal and interest on the Series 2004 Bonds when due. (Note - The Series 2004 Bonds were refunded by the Series 2013 Bonds, and the series 2013 Bonds were paid in full, with proceeds from a developer advance in 2017). The Maximum Capital Loan Amount under the agreement was \$4,000,000, amended in 2018 to \$50,000,000, and the same may be increased pursuant to a supplement or amendment. The District intends to repay any advances made under this agreement from the proceeds of any additional Senior Bonds (as defined in the agreement) and any other revenues determined by the District to be available thereof.

This agreement is not considered to be a long-term debt of the District and terminates the Loan Agreement dated February 12, 2002 and the Improvement Acquisition Agreement dated May 14, 2002. This indebtedness bears interest at prime plus 1.0% per annum. The amounts due are payable from any available revenue including proceeds from future bonds but the property tax mill levy is limited to 50 mills. This agreement terminated in 2018 with all outstanding principal and interest still remaining due to the Developer. As of December 31, 2024, the District had outstanding capital advances totaling \$8,307,166 and accrued interest due of \$3,407,036.

Resolution Regarding Reimbursement of Funds Advanced for and on Behalf of the District

On November 30, 2017, the District approved a Resolution Regarding Reimbursement of Funds Advanced for and on Behalf of the District, (the Resolution) declaring its intent to reimburse the Developer advances. The Funds were used to repay a portion of the Series 2013 Bonds. The reimbursement of these funds is subject to certain limitations as outlined in the Resolution. Interest will accrue on the principal balance at 8.0% from the date of the advance. The Resolution evidences an intent to reimburse but shall not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provisions, nor shall it constitute a multiple fiscal year financial obligation, and any reimbursement shall be at all times subject to annual appropriation by the District in its absolute discretion. As of December 31, 2024, the District had outstanding amounts under the resolution totaling \$13,979,897 and accrued interest due of \$6,384,313.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 3: Long-Term Obligations (Continued)

Debt Authorization

On November 8, 1994, November 4, 1997, and November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$67,522,477, \$24,000,000, and \$85,795,000, respectively, at an interest rate not to exceed 15% per annum. (The District had prior authorization from an election in 1985 totaling \$10,092,000, which may have been affected by the TABOR amendment. See Note 7). As of December 31, 2024, the District had remaining voted debt authorization of approximately \$53,935,000. The District has not budgeted to issue new debt during 2023.

Note 4: Intergovernmental Agreements

The agreements listed below relate to one or more of the Districts and are not all-inclusive.

Infrastructure Fees and System Development Fees

The District imposes an Infrastructure Fee and a System Development Fee pursuant to the associated Development Agreement within each filing. The Development Agreements specify which City fees will be waived by the City in order for the District to collect their fees. The District imposes an Infrastructure Fee of \$1,100/unit. For Filing #1, the District imposes a System Development Fee of \$200/unit in lieu of the City's existing Crossing Fee. For Filings #2 and #3, the District imposes a Systems Development Fee of \$1,643/unit in lieu of the City's Traffic Impact Fee. The fees are paid directly to the District prior to the City issuing a building permit. The District agreed to use the System Development Fees for public improvements such as the maintenance and construction of parks, trails, street crossings and traffic improvements. The District collected no fees related to this agreement during 2024.

Brighton Crossings Authority Establishment Agreement

Brighton Crossing Metropolitan Districts 5-8 have been formed on adjacent property within the Brighton Crossings development, and each has the ability to provide similar services on behalf of their respective residents and taxpayers. In an effort to simplify the overall governance structure within the community, each of the Brighton Crossing Metropolitan Districts 4-8 entered into a Brighton Crossings Authority Establishment Agreement on April 15, 2020, to oversee the operation and maintenance of various public improvements and provide covenant enforcement services on behalf of the entirety of Brighton Crossings. Use of an Authority will allow for a single entity to provide consistent services throughout the Brighton Crossings community, as well as realize certain cost savings which each individual district would be unable to obtain directly. On June 11, 2020, the Board approved a first amendment to the Brighton Crossings Authority Establishment Agreement. This amendment changed the name of the Authority to Brighton Crossings Operations Board. The Authority currently owns, operates, and maintains various public improvements, and provides covenant enforcement and design review services on behalf of its residents and taxpayers.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 5: Oil and Gas Lease Agreement

On September 11, 2017, the District entered into an Oil and Gas Lease Agreement (the Lease Agreement) with Petro Operating Company, L.L.C. (the Lessee), a limited liability company. The District acts as Lessor under the Lease Agreement. The Lease Agreement extends for a term of three years. Under the Lease Agreement, the District has granted access to non-surface land within the District to the Lessee, in which the Lessee may procure oil and gas. In consideration for the use of the leased premises, the Lessee will provide the District (1) the equal of 18.75% of all oil produced and saved from the leased premises, (2) 18.75% of the net proceeds generated from each well on the leased premises from which gas is found or sold (or the market value at the well of such gas used off of the premises), and (3) 18.75% of the market value of gas produced from any well used off of the premises, or the manufacturing of casinghead gasoline or dry commercial gas. The Lease Agreement contains a provision stipulating that no well shall be drilled within 200 feet of a house or barn on the leased premises without the consent of the District. The District collected royalty fees of \$199,421 during 2024.

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts property and Liability Pool (the Pool) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

Brighton Crossing Metropolitan District No. 4

Notes to Financial Statements

December 31, 2024

Note 7: Tax, Spending and Debt Limitations (Continued)

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 7, 2000, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Required Supplementary Information

Brighton Crossing Metropolitan District No. 4
 Budgetary Comparison Schedule
 General Fund
 For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues				
Taxes				
General Property Taxes	\$ 524,200	\$ 526,288	\$ 527,192	\$ 904
Specific Ownership Tax	34,073	25,494	25,642	148
Oil and Gas Royalties	20,000	231,705	199,421	(32,284)
Conservation Trust Funds	15,000	19,320	19,197	(123)
Investment Earnings	5,000	40,000	59,955	19,955
Total Revenues	<u>598,273</u>	<u>842,807</u>	<u>831,407</u>	<u>(11,400)</u>
Expenditures				
General Government	96,178	87,481	87,957	(476)
Payment to Brighton Crossings Operations Board	498,450	836,000	822,650	13,350
Total Expenditures	<u>594,628</u>	<u>923,481</u>	<u>910,607</u>	<u>12,874</u>
Net Change in Fund Balance	3,645	(80,674)	(79,200)	1,474
Fund Balance, Beginning of Year	<u>14,319</u>	<u>106,518</u>	<u>106,522</u>	<u>4</u>
Fund Balance, End of Year	<u>\$ 17,964</u>	<u>\$ 25,844</u>	<u>\$ 27,322</u>	<u>\$ 1,478</u>

Brighton Crossing Metropolitan District No. 4

Notes to Required Supplementary Information

December 31, 2024

Note 1: Stewardship, Compliance, and Accountability

Budgets

Budgets are legally adopted for all funds of the District. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the proprietary fund are presented on a non-GAAP budgetary basis, whereby capital outlay and debt principal are budgeted as expenditures.

The District follows these procedures to establish the budgetary information reflected in the financial statements:

- In October, management submits to the District Board a proposed budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the District Board.
- Budgets are legally adopted for all funds of the District. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Capital outlay and debt payments are budgeted as expenditures and depreciation is not budgeted.
- Colorado governments may not exceed budgeted appropriations at the fund level.
- All appropriations lapse at year end.
- The Debt Service Fund and the Capital Project Fund were amended in November 2024.
- The General Fund was amended in November 2024.

For the year ended December 31, 2024, the District's Debt Service Fund expenditures exceeded expenditure appropriations. This may be a violation of State statutes.

Supplementary Information

Brighton Crossing Metropolitan District No. 4

Budgetary Comparison Schedule

Debt Service Fund

For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues				
Taxes				
Property Taxes	\$ 1,952,021	\$ 2,621,044	\$ 2,636,005	\$ 14,961
Specific Ownership Tax	126,881	127,473	128,210	737
Investment Earnings	5,000	240,000	462,437	222,437
Total Revenues	<u>2,083,902</u>	<u>2,988,517</u>	<u>3,226,652</u>	<u>238,135</u>
Expenditures				
General Government	39,316	39,316	39,549	(233)
Debt Service				
Principal	315,000	30,913,002	30,913,002	-
Interest and Fiscal Charges	1,183,700	7,321,466	8,252,967	(931,501)
Total Expenditures	<u>1,538,016</u>	<u>38,273,784</u>	<u>39,205,518</u>	<u>(931,734)</u>
Excess Revenues Over (Under) Expenditures	545,886	(35,285,267)	(35,978,866)	(693,599)
Other Financing Sources (Uses)				
Bonds Proceeds - Face Amount	-	32,382,312	32,772,262	389,950
Cost of Issuance	-	(600,000)	(567,474)	32,526
Total Other Financing Sources (Uses)	<u>-</u>	<u>31,782,312</u>	<u>32,204,788</u>	<u>422,476</u>
Net Change in Fund Balance	545,886	(3,502,955)	(3,774,078)	(271,123)
Fund Balance, Beginning of Year	<u>4,421,408</u>	<u>4,319,275</u>	<u>4,319,271</u>	<u>(4)</u>
Fund Balance, End of Year	<u>\$ 4,967,294</u>	<u>\$ 816,320</u>	<u>\$ 545,193</u>	<u>\$ (271,127)</u>

Brighton Crossing Metropolitan District No. 4
 Summary of Assessed Valuation, Mill Levy
 and Property Taxes Collected
 For the Year Ended December 31, 2024

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Tax		Percent Collected to Levied
		General Fund	Debt Service	Levied	Collected	
2002	\$ 1,369,390	38.000	0.000	\$ 52,000	\$ 44,792	86.14%
2003	\$ 308,140	38.000	0.000	\$ 11,700	\$ 11,653	99.60%
2004	\$ 2,459,050	38.000	0.000	\$ 9,344	\$ 92,714	992.23%
2005	\$ 4,195,450	1.000	43.000	\$ 184,599	\$ 184,233	99.80%
2006	\$ 7,353,800	1.000	43.000	\$ 323,567	\$ 323,563	100.00%
2007	\$ 8,779,010	1.000	43.000	\$ 386,276	\$ 386,641	100.09%
2008	\$ 9,530,030	1.000	43.000	\$ 419,321	\$ 419,191	99.97%
2009	\$ 9,700,360	1.000	43.000	\$ 426,815	\$ 426,844	100.01%
2010	\$ 8,013,910	1.000	43.000	\$ 352,612	\$ 352,614	100.00%
2011	\$ 8,063,250	1.000	43.000	\$ 354,783	\$ 354,184	99.83%
2012	\$ 7,902,870	7.000	43.000	\$ 395,144	\$ 395,143	100.00%
2013	\$ 8,097,570	7.000	43.000	\$ 404,879	\$ 404,879	100.00%
2014	\$ 8,135,710	7.000	45.000	\$ 423,057	\$ 423,012	99.99%
2015	\$ 8,763,280	7.000	45.000	\$ 455,691	\$ 455,738	100.01%
2016	\$ 12,034,160	7.000	45.000	\$ 625,776	\$ 625,776	100.00%
2017	\$ 13,991,860	7.000	45.000	\$ 727,577	\$ 727,578	100.00%
2018	\$ 22,968,340	7.000	55.277	\$ 1,430,399	\$ 1,430,298	99.99%
2019	\$ 24,264,960	7.000	55.277	\$ 1,511,093	\$ 1,511,093	100.00%
2020	\$ 32,379,410	11.113	55.664	\$ 2,190,471	\$ 2,191,054	100.03%
2021	\$ 34,379,410	11.113	55.664	\$ 2,296,441	\$ 2,546,728	110.90%
2022	\$ 38,237,800	11.113	55.664	\$ 2,554,170	\$ 2,546,728	99.71%
2023	\$ 37,724,590	10.349	51.744	\$ 2,342,433	\$ 2,342,199	99.99%
2024	\$ 44,423,730	11.800	59.001	\$ 3,145,245	\$ 3,163,197	100.57%
Estimated for year ending December 31, 2025	\$ 44,477,280	11.800	59.001	\$ 2,344,442		

Note

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.