

# YORK STREET METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032

## NOTICE OF SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u>      | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Blake Carlson              | President           | 2022/May 2022           |
| Brian Jumps                | Secretary/Treasurer | 2022/May 2022           |
| Ryan Carlson               | Assistant Secretary | 2022/May 2022           |
| Stephanie Reed             | Assistant Secretary | 2020/May 2020           |
| Sara Carlson               | Assistant Secretary | 2020/May 2020           |

DATE: **August 14, 2019**

TIME: **1:00 P.M.**

PLACE: Miller & Associates Law Offices, LLC  
1641 California Street, #300  
Denver, Colorado

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

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C. Review and approve Minutes of the November 6, 2018 special meeting (enclosure).

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D. Discuss new legislation regarding posting meeting notices and establishment of a website.

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### II. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims as follows (enclosures):

| Fund             | Period Ending<br>Dec. 20, 2018 | Period Ending<br>April 4, 2019 | Period Ending<br>May 20, 2019 | Period Ending<br>June 25, 2019 |
|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------------------|
| General          | \$ 11,084.74                   | \$ 13,116.42                   | \$ 7,611.69                   | \$ 5,490.01                    |
| Debt             | \$ -0-                         | \$ -0-                         | \$ 5,500.00                   | \$ -0-                         |
| Capital Projects | \$ -0-                         | \$ -0-                         | \$ -0-                        | \$ -0-                         |
| <b>Total</b>     | <b>\$ 11,084.74</b>            | <b>\$ 13,116.42</b>            | <b>\$ 13,111.69</b>           | <b>\$ 5,490.01</b>             |

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- B. Review and accept the unaudited financial statements for the period ending June 30, 2019 (to be distributed at meeting).  
\_\_\_\_\_
- C. Ratify approval and filing of the 2018 Audit and authorization of the Representation Letter (enclosure).  
\_\_\_\_\_
- D. Consider appointment of District Accountant to prepare the 2020 Budget and set the date, time and location for 2020 Budget Hearing for November 6, 2019 at 11:30 a.m., at Miller & Associates Law Offices, LLC; 1641 California Street, #300, Denver, Colorado.  
\_\_\_\_\_
- E. Discuss status of Cost Verification No. 2 performed by EVO Consulting Services, Inc.  
\_\_\_\_\_

III. LEGAL MATTERS

- A. \_\_\_\_\_

IV. OTHER BUSINESS

- B. \_\_\_\_\_

V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 6, 2019**

Informational Enclosure:

- SDMS, Inc.- Rate Restructuring Memorandum, Effective August 1, 2019.

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT HELD NOVEMBER 6, 2018

The regular meeting of the Board of Directors of the York Street Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, the 6th day of November, 2018, at 11:30 A.M., at the offices of Miller and Associates, 1641 California Street, #300, Denver, Colorado. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Blake Carlson  
Brian Jumps  
Stephanie Reed

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the absence of Sara Carlson and Ryan Carlson were excused.

#### Also In Attendance Were:

Lisa A. Jacoby; Special District Management Services, Inc.

Dianne Miller, Esq.; Miller & Associates Law Offices, LLC

Sarah Hunsche; CliftonLarsonAllen, LLP

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Miller advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

### ADMINISTRATIVE MATTERS

Agenda: Ms. Jacoby distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Blake Carlson seconded by Director Jumps and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the boundaries of the District to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location and time was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

**May 2018 Election:** Ms. Jacoby noted for the Board that the May 8, 2018 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Directors Blake Carlson, Brian Jumps and Ryan Carlson were declared elected by acclamation to 4-year terms ending in May, 2022.

**Minutes:** The Board reviewed the Minutes of the November 7, 2017 regular meeting.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Minutes of the November 7, 2017 regular meeting were approved, as presented.

**2019 Annual Administrative Resolution:** Ms. Jacoby presented the Board with a resolution establishing regular meeting dates, notice provisions and other administrative matters.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board adopted the 2019 Annual Administrative Resolution. It was noted that the Board determined to hold 2019 regular meetings on April 3 and November 6, 2019 at 11:30 a.m. at 1641 California Street, Suite 300, Denver, Colorado.

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### **FINANCIAL MATTERS**

**Claims:** The Board considered ratifying approval of the payment of claims for the periods ending as follows:

## RECORD OF PROCEEDINGS

| Fund             | Period Ending<br>Nov. 21, 2017 | Period Ending<br>March 15, 2018 | Period Ending<br>June 6, 2018 | Period Ending<br>July 19, 2018 |
|------------------|--------------------------------|---------------------------------|-------------------------------|--------------------------------|
| General          | \$ 2,827.87                    | \$ 5,980.13                     | \$ 3,512.69                   | \$ 13,472.81                   |
| Debt             | \$ -0-                         | \$ -0-                          | \$ 5,500.00                   | \$ -0-                         |
| Capital Projects | \$ -0-                         | \$ -0-                          | \$ -0-                        | \$ -0-                         |
| <b>Total</b>     | <b>\$ 2,827.87</b>             | <b>\$ 5,980.13</b>              | <b>\$ 9,012.69</b>            | <b>\$ 13,472.81</b>            |

| Fund             | Period Ending<br>Oct. 25, 2018 |
|------------------|--------------------------------|
| General          | \$ 7,989.93                    |
| Debt             | \$ -0-                         |
| Capital Projects | \$ -0-                         |
| <b>Total</b>     | <b>\$ 7,989.93</b>             |

Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** Ms. Hunsche distributed and reviewed with the Board the schedule of cash position updated as of November 5, 2018.

Following review and discussion, the Directors accepted the schedule of cash position updated as of November 5, 2018, as presented.

**Preparation of 2017 Audit:** Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps, and upon vote, unanimously carried, the Board ratified appointment of Haynie & Company to perform the 2017 Audit, for an amount not-to-exceed \$4,800.

**2017 Audit:** Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps, and upon vote, unanimously carried, the Board ratified approval and filing of the 2017 Audit and authorization of the Representation Letter.

**Preparation of 2018 Audit:** Following discussion, upon motion duly made by Director Carlson, seconded by Director Jumps, and upon vote, unanimously carried, the Board approved engagement of Haynie & Company to perform the 2018 Audit, for an amount not-to-exceed \$5,000.

**2018 Budget Amendment:** The President opened the public hearing to consider the Resolution to Amend the 2018 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2018 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the

## RECORD OF PROCEEDINGS

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District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

It was determined that no amendment to the 2018 Budget was necessary.

**2019 Budget Hearing:** The President opened the public hearing to consider the proposed 2019 Budget and discuss related issues. It was noted that publication of Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing, no public were present and the public hearing was closed.

Ms. Hunsche reviewed the estimated 2018 expenditures and the proposed 2019 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2018-11-02 to Adopt the 2019 Budget and Appropriate Sums of Money, and Resolution No. 2017-11-03 to Set Mill Levies, for the General Fund at 21.055 mills and the Debt Service Fund at 55.277 mills, for a total mill levy of 76.332 mills. Upon motion duly made by Director Carlson, seconded by Director Jumps and, upon vote, unanimously carried, Resolution Nos. 2018-11-02 and 2018-11-03 were adopted, subject to verification of builder agreement, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2018. Ms. Jacoby was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Adams County and the Division of Local Government, not later than December 15, 2018. Ms. Jacoby was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2019. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

**Cost Verification No. 2:** The Board discussed Cost Verification No. 2 – Certification of District eligible improvements performed by EVO Consulting Services, Inc.

It was noted that Richmond American Homes was still compiling data for submittal to EVO Consulting Services, Inc. to complete Cost Verification No. 2.

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### **LEGAL MATTERS**

There were no legal matters.

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### **OTHER BUSINESS**

There was no other business.

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

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

**YORK STREET METROPOLITAN DISTRICT  
ANNUAL ADMINISTRATIVE RESOLUTION  
(2019)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ADAMS )

At a special meeting of the Board of Directors of the York Street Metropolitan District County of Adams, Colorado, held at 11:30 a.m. on Tuesday, November 6, 2019 at Miller & Associates; 1641 California Street, #300, Denver, Colorado, there were present:

Blake Carlson, President  
Brian Jumps, Secretary/Treasurer  
Stephanie Reed, Assistant Secretary

Also present was Dianne Miller of Miller & Associates Law Offices, LLC; Lisa A Jacoby; Special District Management Services, Inc., and Sarah Hunsche; CliftonLarsonAllen LLP.

When the following proceedings, were had and done, to wit:

It was moved by Director Blake Carlson to adopt the following Resolution:

WHEREAS, the York Street Metropolitan District (the "District") was organized as a special District pursuant to an Order of the District Court for the County of Adams, Colorado (the "County") and is located entirely within the boundaries of the City of Thornton; and

WHEREAS, the Board of Directors of the District (the "Board") has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, § 32-1-306, C.R.S., requires the District to file a current, accurate map of its boundaries with the Division of Local Government (the "Division"), the County Assessor and County Clerk and Recorder on or before January 1 of each year; and

WHEREAS, § 32-1-104(2), C.R.S., requires that the District, on or before January 15, file a copy of the notice required pursuant to § 32-1-809(1), C.R.S., with the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division; and



WHEREAS, the Local Government Budget Law of Colorado, §§ 32-1-101, *et seq.*, C.R.S., requires each Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets and to file copies of the budgets and amendments thereto with the Division; and

WHEREAS, § 39-5-128, C.R.S., requires the District to certify its mill levy with the Board of County Commissioners on or before December 15; and

WHEREAS, § 29-1-205, C.R.S., requires the District to prepare an informational listing of all contracts in effect with other political subdivisions and submit said list to the Division within thirty (30) days after receiving a written request; and within ten (10) days after execution of a contract establishing a separate governmental entity pursuant to Section 29-1-204, C.R.S., or an amendment or modification thereof, the District must file a copy of such contract, amendment or modification with the Division, pursuant to Section 29-1-204, C.R.S.; and

WHEREAS, in accordance with the Public Securities Information Reporting Act, §§ 11-58-101, *et seq.*, C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs within sixty (60) days of the close of the fiscal year; and

WHEREAS, pursuant to § 29-1-604(1), C.R.S., any local government where neither revenues nor expenditures exceed One Hundred Thousand Dollars (\$100,000) in any fiscal year commencing on or after January 1, 1998, may, with the approval of the State Auditor, be exempt from the provisions of the Colorado Local Government Audit Law, §§ 29-1-601, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(a), C.R.S., any local government where revenues or expenditures for any fiscal year commencing on or after January 1, 2004, but prior to January 1, 2015, are least One Hundred Thousand Dollars (\$100,000) but not more than Five Hundred Thousand Dollars (\$500,000), may, with the approval of the State Auditor, be exempt from the provisions of the Colorado Local Government Audit Law, §§ 29-1-601, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(b), C.R.S., any local government where revenues or expenditures for any fiscal year commencing on or after January 1, 2015, are least One Hundred Thousand Dollars (\$100,000) but not more than Seven Hundred and Fifty Thousand Dollars (\$750,000), may, with the approval of the State Auditor, be exempt from the provisions of the Colorado Local Government Audit Law, §§ 29-1-601, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 29-1-606(7), C.R.S., if a District has authorized but unissued general obligation debt as of the end of the fiscal year, such District shall submit its audit report or a copy of its application for exemption from audit to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District; and

WHEREAS, pursuant to § 32-1-202(2)(b), C.R.S., the Board shall notify the Board of County Commissioners or the governing body of the municipality of any alteration or revision of

the proposed schedule of debt issuance set forth in the financial plan included in the District's service plan; and

WHEREAS, the Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S., requires that political subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

WHEREAS, §§ 32-1-101, *et seq.*, C.R.S., requires the District to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, the Directors may receive compensation for their services subject to the limitations imposed by §§ 32-1-902(3)(a)(I) & (II), C.R.S.; and

WHEREAS, pursuant to § 32-1-902(1), C.R.S., each respective Board shall elect officers of each respective District; and

WHEREAS, the Directors are governed by § 32-1-902(3)(b), C.R.S., which requires a Director to disqualify himself or herself from voting on an issue in which s/he has a conflict of interest, unless the Director has properly disclosed such conflict in compliance with law and files said conflict disclosure statements at least seventy-two (72) hours prior to any regular or special meeting of the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of the Board to designate a posting place for notices of meetings which are not otherwise posted under Title 32, C.R.S., as regular or special meetings; and

WHEREAS, § 32-1-903, C.R.S., requires that the Board shall meet regularly at a time and in a place to be designated by the Board and requires that notice of such meetings be posted in at least three (3) public places within the boundaries of the District and in the County Clerk and Recorder's Office at least seventy-two (72) hours prior to said meeting; and

WHEREAS, elections may be held pursuant to the Colorado Local Government Election Code, §§ 1-13.5-101, *et seq.*, C.R.S., Special District Act, §§ 32-1-101, *et seq.*, C.R.S., and the Uniform Election Code of 1992, §§ 1-1-101, *et seq.*, C.R.S., for the purpose of: (1) electing members of each Board; (2) presenting certain ballot issues to the eligible electors of the District as required by Article X Section 20 of the Colorado Constitution; and (3) presenting certain ballot issues and questions to the eligible electors of the District; and

WHEREAS, § 1-5-102, C.R.S., specifies that the Board shall designate polling places for nonpartisan elections, other than coordinated elections, no later than twenty-five (25) days prior to an election; and

WHEREAS, § 1-11-103(3) and § 32-1-1101.5, C.R.S., require the District to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness via certified mail to the Board of County Commissioners or the governing body of the municipality

that adopted a resolution of approval of the District within forty-five (45) days after the election; and

WHEREAS, §§ 32-1-1604, C.R.S., requires the Board to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring said indebtedness; and

WHEREAS, in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District may require the District to file an application for quinquennial finding of reasonable diligence; and

WHEREAS, pursuant to § 32-1-207(3)(c), C.R.S., the District, if requested, may be required to file an annual report with the Board of County Commissioners or the governing body of any municipalities in which the District is wholly or partially located, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S.; and

WHEREAS, in accordance with the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., each Board is given authority to obtain insurance; and

WHEREAS, in accordance with C.R.S. § 32-1-809(1), not more than sixty (60) days prior to and not later than January 15 of each year, the District shall provide notice to the District's eligible electors in the manner set forth in C.R.S. § 32-1-809(2); and

WHEREAS, pursuant to C.R.S. § 32-1-104.8(1), the District is required to record a public disclosure document and map of the boundaries of the District with the County Clerk and Recorder, such public disclosure document shall contain certain information pertaining to the District as further described in C.R.S. § 32-1-104.8(1), and, pursuant to C.R.S. § 32-1-104.8(2), such public disclosure document and map shall be recorded with the County Clerk and Recorder and such public disclosure document(s) and map(s) shall be recorded with the County Clerk and Recorder at the same time of any decree or order confirming the inclusion of any real property into the boundaries of the District is recorded pursuant to C.R.S. § 32-1-105; and

WHEREAS, in accordance with C.R.S. § 24-71.3-117, the District has the power, in relation to the administration of the affairs of the District, or any of its instrumentalities, to determine the extent to which it will create and retain electronic records and electronic signatures.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board directs the District's engineer to keep accurate maps and the District's legal counsel to file such maps with the Division, County Assessor and County Clerk and Recorder and submit any changes to the maps on or before January 1.

2. The Board directs legal counsel to file a copy of the notice otherwise required by § 32-1-809(1), C.R.S., with the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, and the Division on or before January 15.
3. The Board directs the District's accountant to submit proposed budgets to the Board by October 15, to prepare final budgets, including any amendments thereto, if necessary, and directs legal counsel to schedule a public hearing on the proposed budgets, to prepare all budget resolutions and for the District's accountant to file the budget resolutions with the Division on or before January 30.
4. The Board directs the District's legal counsel to certify the mill levies with the Board of County Commissioners on or before December 15.
5. The Board directs legal counsel to provide the Division a current list of all contracts in effect with other political subdivisions within thirty (30) days after receiving a written request, pursuant to Section 29-1-205, C.R.S. Within ten (10) days after execution of a contract establishing a separate governmental entity pursuant to Section 29-1-204, C.R.S., or an amendment or modification thereof, the Board directs legal counsel to file a copy of such contract, amendment or modification with the Division, pursuant to Section 29-1-204, C.R.S.
6. The Board directs legal counsel to prepare and file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year.
7. The Board directs the District's auditor to prepare audits of the financial statements and submit such draft audits to the Board before June 30; further, the Board directs that the auditor file the final audits with the State Auditor by July 31. If the District is eligible for an audit exemption under applicable law, then the Board directs that the District's accountant apply for and obtain such audit exemption from the State Auditor on or before March 31.
8. The Board directs the District's accountant and auditor, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, as follows: (1) if the District is eligible for an audit exemption pursuant to §§ 29-1-604(1) or (2), C.R.S., then, pursuant to § 29-1-606(7), C.R.S., the District's accountant shall submit a copy of the District's application for exemption to the Thornton City Council; and (2) if the District is required to submit an annual audit pursuant to §§ 29-1-601, *et seq.*, C.R.S., then, pursuant to § 29-1-606(7), C.R.S., the District's auditor shall submit its audit report to the Thornton City Council.
9. The Board directs legal counsel to include in any annual report to be submitted to the City of Thornton, any alteration of or revisions to the proposed schedule of debt issuance set forth in the District's service plan.

10. The Board directs legal counsel to prepare the Unclaimed Property Act reports, as needed, and submit the same to the State Treasurer.
11. The Board designates the Northglenn-Thornton Sentinel as a newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes in the Northglenn-Thornton Sentinel.
12. The Board determines that each Director shall not receive compensation for services as Directors in accordance with §§ 32-1-902(3)(a)(I) & (II), C.R.S.
13. The Board hereby elects the following officers for the District:

|                      |                |
|----------------------|----------------|
| President:           | Blake Carlson  |
| Secretary/Treasurer: | Brian Jumps    |
| Assistant Secretary: | Ryan Carlson   |
| Assistant Secretary: | Stephanie Reed |
| Assistant Secretary: | Sara Carlson   |
14. The District hereby determines that each present and future member of the Board shall complete conflict disclosure forms and directs legal counsel to file the conflict disclosure forms with the Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board.
15. The Board designates the following location as the District's posting place for notices of meetings which were not otherwise posted under §§ 32-1-101, *et seq.*, C.R.S.:

On a light pole at the corner of 151<sup>st</sup> Avenue and Gaylord Street
16. The Board determines to hold regular meetings on April 3, and November 6, 2019 at 11:30 a.m. at 1641 California Street, Suite 300, Denver, CO 80202. In addition, regular and special meeting notices shall be posted at three (3) separate locations within the boundaries of the District and in the County Clerk & Recorder's Office at least seventy-two (72) hours prior to said meeting.
17. Michael Davis, of the law firm of Miller & Associates Law Offices, LLC, is hereby appointed as the "Designated Election Official" of the Board for any election(s) to be held during 2019 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election(s) to the Designated Election Official, including, but not limited to, appointing election judges, appointing a canvass board(s) and cancellation, if applicable, of the election(s).

18. The Board deems it expedient for the convenience of the electors that it shall establish a polling place for all regular and special elections of the District. There shall be one (1) polling place for the elections. This polling place shall be used for any regular or special elections to be held in 2018, and in each fiscal year thereafter until such polling place is changed by duly adopted resolution of the Board. Such polling place shall be located at the offices of Miller & Associates Law Offices, LLC, 1641 California Street, Suite 300, Denver, CO 80202. All voters for the District shall vote at the designated polling place. Handicapped and nonresident voters shall vote at the same polling place. A map showing the District's boundaries is on file at the offices of the District's general counsel, Miller & Associates Law Offices, LLC, 1641 California Street, Suite 300, Denver, CO 80202, and is available for examination by all interested persons.
19. In accordance with § 1-11-103(3) and § 32-1-1101.5, C.R.S., the District directs legal counsel and the Designated Election Official to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness to the County Clerk and Recorder within forty-five (45) days after the election.
20. In accordance with § 32-1-1604, C.R.S., the Board directs legal counsel to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness.
21. The Board directs legal counsel to prepare and file with the City of Thornton, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.
22. The Board directs legal counsel to prepare and file, if requested, the special district annual report.
23. The Board directs the District's legal counsel to obtain proposals for insurance to insure the District against all or any part of the District's liability for injury; to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. The Board will annually review all insurance policies in effect.
24. In accordance with C.R.S. § 32-1-809(1), the Board hereby directs the District's legal counsel, not more than sixty (60) days prior to and not later than January 15 of each year, to provide notice to the District's eligible electors in the manner set forth in C.R.S. § 32-1-809(2).
25. Pursuant to C.R.S. § 32-1-104.8(1), the Board hereby directs the District's legal counsel to prepare and record any amended public disclosure document(s) and

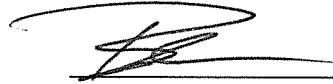
map(s) with the County Clerk and Recorder pursuant to C.R.S. § 32-1-105 should any property be included into the boundaries of any District.

26. In accordance with C.R.S. § 24-71.3-117, the Board hereby determines, in relation to the administration of the affairs of the District, or any of its instrumentalities, that the transactions of the District may be conducted, and related documents may be stored, by electronic means, and that copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed authentic and valid counterparts of such original documents for all purposes, including without limitation the filing of any claim, action, or suit in the appropriate court of law.

Whereupon, the motion was seconded by Director JUMPS, and upon vote, unanimously carried.

ADOPTED AND APPROVED on November 6, 2018.

YORK STREET METROPOLITAN DISTRICT



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Blake Carlson, President

ATTEST:



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Brian Jumps, Secretary/Treasurer



**CERTIFICATION**

I, Brian Jumps, Secretary/Treasurer of the Board of York Street Metropolitan District, do hereby certify that the annexed and foregoing resolution is a true copy from the records of the proceedings of the Board of said District on file with Miller & Associates Law Offices, LLC, general counsel to the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District on 6<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Brian Jumps, Secretary/Treasurer

**YORK STREET METROPOLITAN DISTRICT  
BUDGET RESOLUTION  
(2019)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO    )  
                                       ) ss.  
COUNTY OF ADAMS     )

The Board of Directors of the York Street Metropolitan District (the “District”), City of Thornton, Colorado, held a regular meeting at 1641 California Street, Suite 300, Denver, CO 80202, on Tuesday, November 6, 2018, at the hour of 11:30 A.M.

The following members of the Board of Directors were present:

- Blake Carlson
- Brian Jumps
- Stephanie Reed

Also present was Dianne Miller; Miller & Associates Law Offices, LLC, Lisa A. Jacoby; Special District Management Services, Inc. and Sarah Hunsche; CliftonLarsonAllen LLP.

Ms. Miller reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. She further reported that this is a regular meeting of the Board of Directors of the District and that said notice of regular meeting was posted at three (3) places within the boundaries of the District and at the Adams County Clerk and Recorder’s Office in Brighton, Colorado, and to the best of her knowledge, remains posted to the date of this meeting.

NOTICE AS TO PROPOSED 2019 BUDGET

**YORK STREET METROPOLITAN DISTRICT**  
**NOTICE CONCERNING 2018 BUDGET AMENDMENT**  
**AND PROPOSED 2019 BUDGET**

NOTICE IS HEREBY GIVEN to all interested parties that the necessity has arisen to amend the York Street Metropolitan District (“District”) 2018 Budget and that a proposed 2019 Budget has been submitted to the Board of Directors of the District; and that copies of the proposed Amended 2018 Budget and 2019 Budget have been filed at the District's offices, 141 Union Boulevard, Suite 150, Lakewood, Colorado, where the same is open for public inspection; and that adoption of Resolutions Amending the 2018 Budget and Adopting the 2019 Budget will be considered at a public meeting of the Board of Directors of the District to be held at Miller and Associates, 1641 California Street, #300, Denver, Colorado, on Tuesday November 6, 2018, at 11:30 AM. Any elector within the District may, at any time prior to the final adoption of the Resolutions to Amend the 2018 Budget and adopt the 2019 Budget, inspect and file or register any objections thereto.

YORK STREET METROPOLITAN DISTRICT

By /s/ Lisa A. Jacoby  
Secretary

Publish in: Northglenn-Thornton Sentinel  
Publish on: November 1, 2018 (one time only)

Thereupon, Director Blake Carlson introduced and moved the adoption of the following Resolution:

RESOLUTION

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 YORK STREET METROPOLITAN DISTRICT, CITY THORNTON, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2019 AND ENDING ON THE LAST DAY OF DECEMBER 2019.

WHEREAS, the Board of Directors (the “Board”) of the York Street Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, posted in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 11:30 A.M. on Tuesday, November 6, 2018, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of § 29-1-301, C.R.S., and Article X, § 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT, CITY THORNTON, COLORADO, AS FOLLOWS:

Section 1. Summary of 2019 Revenues and 2019 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2018, as more specifically set forth in the budget attached hereto as **Exhibit A**, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, amended and attached hereto and incorporated herein, is approved and adopted as the budget of the District for fiscal year 2018.

Section 3. 2019 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$60,000, and that the 2018 valuation for assessment, as certified by the Adams County Assessor, is \$1,950,450. That for the purposes of meeting all general operating expenses of the District during the 2019 budget year, and together with other available revenues of the District, there is hereby levied a tax of 21.055 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2019.

Section 4. 2019 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$169,000, and that the 2018 valuation for assessment, as certified by the Adams County Assessor, is \$1,950,450. That for the purposes of meeting all debt retirement expenses of the District during the 2019 budget year, there is hereby levied a tax of 55.277 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2019.

Section 5. Certification to County Commissioners. That the District's manager/accountant is hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set. That said certification is attached.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of Adams County, Colorado.

On behalf of the York Street Metro  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the York Street Metropolitan District  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,950,450 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 1,950,450 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/05/2018 for budget/fiscal year 2019  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

| PURPOSE (see end notes for definitions and examples)   | LEVY <sup>2</sup>   | REVENUE <sup>2</sup> |
|--|---------------------|----------------------|
| 1. General Operating Expenses <sup>H</sup>   | <u>21.055</u> mills | <u>\$ 41,067</u>     |
| 2. <Minus> Temporary General Property Tax Credit/<br>Temporary Mill Levy Rate Reduction <sup>I</sup> | < > mills           | \$ < >               |
| <b>SUBTOTAL FOR GENERAL OPERATING:</b>   | <b>21.055</b> mills | <b>\$ 41,067</b>     |
| 3. General Obligation Bonds and Interest <sup>J</sup>  | <u>55.277</u> mills | <u>\$ 107,815</u>    |
| 4. Contractual Obligations <sup>K</sup>  | _____ mills         | \$ _____             |
| 5. Capital Expenditures <sup>L</sup>   | _____ mills         | \$ _____             |
| 6. Refunds/Abatements <sup>M</sup>   | _____ mills         | \$ _____             |
| 7. Other <sup>N</sup> (specify): _____   | _____ mills         | \$ _____             |
| _____  | _____ mills         | \$ _____             |
| <b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]                                   | <b>76.332</b> mills | <b>\$ 148,882</b>    |

Contact person: (print) Sarah Hunsche Daytime phone: 303-779-5710  
Signed: Sarah Hunsche Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |  |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public Improvements  |
|    | Series:           | General Obligation (Limited Tax Convertible to Unlimited Tax) Bond, Series 2017A             |
|    | Date of Issue:    | January 18, 2017   |
|    | Coupon Rate:      | 6.25%  |
|    | Maturity Date:    | December 1, 2047   |
|    | Levy:             | 55.277   |
|    | Revenue:          | \$107,815  |
|    |                   |  |
| 2. | Purpose of Issue: | Public Improvements  |
|    | Series:           | General Obligation (Limited Tax Convertible to Unlimited Tax) Subordinate Bond, Series 2017B |
|    | Date of Issue:    | January 18, 2017   |
|    | Coupon Rate:      | 6.25%  |
|    | Maturity Date:    | December 1, 2048   |
|    | Levy:             | 0.000  |
|    | Revenue:          | \$0  |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.



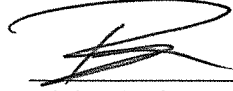
Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto and incorporated herein, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the budget shall be certified by Brian Jumps, Secretary/Treasurer of the District, and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Brian Jumps.

RESOLUTION APPROVED AND ADOPTED THIS 6th DAY OF NOVEMBER, 2018.

YORK STREET METROPOLITAN DISTRICT



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Blake Carlson, President

ATTEST:



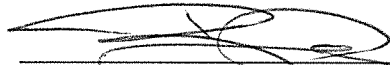
---

Brian Jumps, Secretary/Treasurer

STATE OF COLORADO  
COUNTY OF ADAMS  
YORK STREET METROPOLITAN DISTRICT

I, Brian Jumps, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of the York Street Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 11:30 A.M. on Tuesday, November 6, 2018, at 1641 California Street, Suite 300, Denver, CO 80202 as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2019; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6th day of November, 2018.



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Brian Jumps, Secretary/Treasurer

**EXHIBIT A**

**BUDGET DOCUMENT**

**BUDGET MESSAGE**

**YORK STREET METROPOLITAN DISTRICT  
2019 BUDGET**



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
CLAconnect.com

**Accountants' Compilation Report**

Board of Directors  
York Street Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of York Street Metropolitan District for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018, and the actual comparative information for the year ended December 31, 2017, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to York Street Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 28, 2019



An independent member of Nexia International

**YORK STREET METROPOLITAN DISTRICT  
SUMMARY  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/19

|   | ACTUAL<br>2017    | ESTIMATED<br>2018 | BUDGET<br>2019    |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES   | \$ -              | \$ 548,259        | \$ 444,489        |
| REVENUE   |                   |                   |                   |
| Property taxes  | 9,636             | 65,102            | 148,882           |
| Specific ownership tax  | 861               | 5,600             | 8,933             |
| Interest income   | 7,884             | 8,000             | 6,000             |
| Developer advance   | 4,265,969         | 20,000            | 5,017,000         |
| Other revenue   | 501               | -                 | -                 |
| Bond proceeds   | 2,963,000         | -                 | -                 |
| Total revenue   | <u>7,247,851</u>  | <u>98,702</u>     | <u>5,180,815</u>  |
| TRANSFERS IN  | 670,225           | -                 | -                 |
| Total funds available   | <u>7,918,076</u>  | <u>646,961</u>    | <u>5,625,304</u>  |
| EXPENDITURES  |                   |                   |                   |
| General Fund  | 43,165            | 40,640            | 60,000            |
| Debt Service Fund   | 130,120           | 161,832           | 169,000           |
| Capital Projects Fund   | 6,526,307         | -                 | 5,000,017         |
| Total expenditures  | <u>6,699,592</u>  | <u>202,472</u>    | <u>5,229,017</u>  |
| TRANSFERS OUT   | 670,225           | -                 | -                 |
| Total expenditures and transfers out<br>requiring appropriation | <u>7,369,817</u>  | <u>202,472</u>    | <u>5,229,017</u>  |
| ENDING FUND BALANCES  | <u>\$ 548,259</u> | <u>\$ 444,489</u> | <u>\$ 396,287</u> |
| EMERGENCY RESERVE   | \$ 400            | \$ 600            | \$ 1,400          |
| DEBT SERVICE RESERVE  | 222,813           | 222,813           | 222,813           |
| DEBT SERVICE SURPLUS  | 249,000           | 219,916           | 171,200           |
| TOTAL RESERVE   | <u>\$ 472,213</u> | <u>\$ 443,329</u> | <u>\$ 395,413</u> |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/19

|                                | ACTUAL<br>2017    | ESTIMATED<br>2018 | BUDGET<br>2019      |
|--------------------------------|-------------------|-------------------|---------------------|
| <b>ASSESSED VALUATION</b>      |                   |                   |                     |
| Residential                    | \$ -              | \$ -              | \$ 911,140          |
| State assessed                 | -                 | -                 | 20                  |
| Vacant land                    | 160,590           | 852,880           | 1,013,480           |
| Personal property              | -                 | -                 | 25,810              |
| Certified Assessed Value       | <u>\$ 160,590</u> | <u>\$ 852,880</u> | <u>\$ 1,950,450</u> |
| <b>MILL LEVY</b>               |                   |                   |                     |
| General                        | 60.000            | 21.055            | 21.055              |
| Debt Service                   | 0.000             | 55.277            | 55.277              |
| Total mill levy                | <u>60.000</u>     | <u>76.332</u>     | <u>76.332</u>       |
| <b>PROPERTY TAXES</b>          |                   |                   |                     |
| General                        | \$ 9,635          | \$ 17,957         | \$ 41,067           |
| Debt Service                   | -                 | 47,145            | 107,815             |
| Levied property taxes          | <u>9,635</u>      | <u>65,102</u>     | <u>148,882</u>      |
| Adjustments to actual/rounding | 1                 | -                 | -                   |
| Budgeted property taxes        | <u>\$ 9,636</u>   | <u>\$ 65,102</u>  | <u>\$ 148,882</u>   |
| <b>BUDGETED PROPERTY TAXES</b> |                   |                   |                     |
| General                        | \$ 9,636          | \$ 17,957         | \$ 41,067           |
| Debt Service                   | -                 | 47,145            | 107,815             |
|                                | <u>\$ 9,636</u>   | <u>\$ 65,102</u>  | <u>\$ 148,882</u>   |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT  
GENERAL FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/19

|   | ACTUAL<br>2017  | ESTIMATED<br>2018 | BUDGET<br>2019  |
|---|-----------------|-------------------|-----------------|
| BEGINNING FUND BALANCE  | \$ -            | \$ 2,826          | \$ 1,743        |
| REVENUE   |                 |                   |                 |
| Property taxes  | 9,636           | 17,957            | 41,067          |
| Specific ownership tax  | 861             | 1,600             | 2,464           |
| Developer advance   | 43,022          | 20,000            | 17,000          |
| Other revenue   | 501             | -                 | -               |
| Total revenue   | <u>54,020</u>   | <u>39,557</u>     | <u>60,531</u>   |
| Total funds available   | <u>54,020</u>   | <u>42,383</u>     | <u>62,274</u>   |
| EXPENDITURES  |                 |                   |                 |
| General and administrative                                      |                 |                   |                 |
| Accounting  | 11,250          | 8,000             | 15,000          |
| Auditing  | -               | 3,600             | 5,000           |
| County Treasurer's fee  | 145             | 269               | 616             |
| Dues and licenses   | 185             | 309               | 500             |
| Insurance and bonds   | 1,145           | 2,731             | 3,000           |
| District management   | 14,619          | 7,000             | 15,000          |
| Legal services  | 15,725          | 16,000            | 20,000          |
| Miscellaneous   | 96              | 500               | 500             |
| Election expense  | -               | 1,000             | -               |
| Contingency   | -               | 1,231             | 384             |
| Total expenditures  | <u>43,165</u>   | <u>40,640</u>     | <u>60,000</u>   |
| TRANSFERS OUT   |                 |                   |                 |
| Transfers to debt service fund                                  | <u>8,029</u>    | <u>-</u>          | <u>-</u>        |
| Total expenditures and transfers out<br>requiring appropriation | <u>51,194</u>   | <u>40,640</u>     | <u>60,000</u>   |
| ENDING FUND BALANCE   | <u>\$ 2,826</u> | <u>\$ 1,743</u>   | <u>\$ 2,274</u> |
| EMERGENCY RESERVE   | <u>\$ 400</u>   | <u>\$ 600</u>     | <u>\$ 1,400</u> |
| TOTAL RESERVE   | <u>\$ 400</u>   | <u>\$ 600</u>     | <u>\$ 1,400</u> |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**YORK STREET METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/19

|   | ACTUAL<br>2017    | ESTIMATED<br>2018 | BUDGET<br>2019    |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCE  | \$ -              | \$ 545,416        | \$ 442,729        |
| REVENUE   |                   |                   |                   |
| Property taxes  | -                 | 47,145            | 107,815           |
| Specific ownership tax  | -                 | 4,000             | 6,469             |
| Interest income   | 5,311             | 8,000             | 6,000             |
| Total revenue   | <u>5,311</u>      | <u>59,145</u>     | <u>120,284</u>    |
| TRANSFERS IN  |                   |                   |                   |
| Transfers from capital projects fund                            | <u>662,196</u>    | -                 | -                 |
| Transfers from general fund                                     | <u>8,029</u>      | -                 | -                 |
| Total funds available   | <u>675,536</u>    | <u>604,561</u>    | <u>563,013</u>    |
| EXPENDITURES  |                   |                   |                   |
| General and administrative                                      |                   |                   |                   |
| County Treasurer's fee  | -                 | 707               | 1,617             |
| Paying agent fees   | -                 | 5,500             | 5,500             |
| Contingency   | -                 | -                 | 6,258             |
| Debt Service  |                   |                   |                   |
| Bond interest - senior bond                                     | 130,120           | 155,625           | 155,625           |
| Total expenditures  | <u>130,120</u>    | <u>161,832</u>    | <u>169,000</u>    |
| Total expenditures and transfers out<br>requiring appropriation | <u>130,120</u>    | <u>161,832</u>    | <u>169,000</u>    |
| ENDING FUND BALANCE   | <u>\$ 545,416</u> | <u>\$ 442,729</u> | <u>\$ 394,013</u> |
| DEBT SERVICE RESERVE  | \$ 222,813        | \$ 222,813        | \$ 222,813        |
| DEBT SERVICE SURPLUS  | 249,000           | 219,916           | 171,200           |
| TOTAL RESERVE   | <u>\$ 471,813</u> | <u>\$ 442,729</u> | <u>\$ 394,013</u> |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/19

|   | ACTUAL<br>2017   | ESTIMATED<br>2018 | BUDGET<br>2019   |
|---|------------------|-------------------|------------------|
| BEGINNING FUND BALANCE  | \$ -             | \$ 17             | \$ 17            |
| <b>REVENUE</b>  |                  |                   |                  |
| Interest income   | 2,573            | -                 | -                |
| Developer advance   | 4,222,947        | -                 | 5,000,000        |
| Bond proceeds   | 2,963,000        | -                 | -                |
| Total revenue   | <u>7,188,520</u> | -                 | <u>5,000,000</u> |
| Total funds available   | <u>7,188,520</u> | 17                | <u>5,000,017</u> |
| <b>EXPENDITURES</b>   |                  |                   |                  |
| Miscellaneous   | 27               | -                 | -                |
| Capital Projects  |                  |                   |                  |
| Repay developer advance   | 2,065,260        | -                 | -                |
| Engineering   | 8,070            | -                 | -                |
| Cost of issuance  | 230,981          | -                 | -                |
| Capital outlay  | 4,221,969        | -                 | 5,000,017        |
| Total expenditures  | <u>6,526,307</u> | -                 | <u>5,000,017</u> |
| <b>TRANSFERS OUT</b>  |                  |                   |                  |
| Transfers to debt service fund                                  | <u>662,196</u>   | -                 | -                |
| Total expenditures and transfers out<br>requiring appropriation | <u>7,188,503</u> | -                 | <u>5,000,017</u> |
| ENDING FUND BALANCE   | <u>\$ 17</u>     | <u>\$ 17</u>      | <u>\$ -</u>      |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Thornton on December 2, 2015 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on August 11, 2015. The District's service area is located in Adams County.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

On November 3, 2015, the District's voters authorized total indebtedness of \$51,840,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$5,760,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes of \$1,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. .

**Revenues**

**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 taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

**YORK STREET METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

**Developer Advance**

Developer advances are expected to fund a portion of general fund expenditures and capital outlay expenditures. Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to issue bonds to reimburse the Developer.

**Expenditures**

**Administrative Expenses**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, banking, meeting expense, and other administrative expenses.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017A Bonds and Series 2017B Bonds (discussed under Debt and Leases).

**Debt and Leases**

**Taxable/Tax-Exempt General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A and Subordinate General Obligation Limited Tax Bonds, Series 2017B.** On January 31, 2017, the District issued \$2,490,000 of Taxable/Tax Exempt General Obligation Bonds (the 2017A Bonds), and \$473,000 of subordinate bonds (the 2017B Bonds). The 2017A Bonds were issued as taxable bonds with an interest rate of 6.25% per annum and the 2017B Bonds were issued with an interest rate of 8.25% per annum. The bonds will become tax exempt at the time that the Debt to Assessed Ratio is less than 50%. Interest is payable semi-annually on June 1 and December 1, commencing on June 1, 2017. Mandatory principal payments are due on December 1, commencing on December 1, 2021, with final payment due on December 1, 2047. The 2017 Bonds cannot be prepaid prior to December 1, 2024. The subordinate bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2024, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

**YORK STREET METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

The 2017A Bonds are secured by (1) the Required Mill Levy, (2) that portion of the Specific Ownership Tax allocable to the Required Mill Levy, and (3) any other legally available monies which the District determines in its sole discretion to apply as pledged revenue. Proceeds of the 2017 bonds were used to (1) repay developer advances, (2) finance the cost of capital improvements, and (3) pay the costs of issuing the 2017 Bonds.

Prior to the date that the Debt to Assessed Ratio is less than 50%, the Required Mill Levy shall be an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient, when combined with other legally available moneys in the Bond Fund, to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, but not in excess of fifty (50) mills (as adjusted). Such maximum and minimum mill levies are subject to adjustment per the Gallagher Amendment from January 1, 2004 and are both currently 50 mills, adjusted to 55.277 mills. Once the Debt to Assessed Ratio is 50% or less, the Required Mill Levy shall be an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, without limitation of rate and in amounts sufficient to make such payments when due. Additionally, prior to the date the Debt to Assessed Ratio is equal to 50% or less, Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Senior Surplus Amount of \$249,000. Per the Indenture, the Senior Surplus Fund will be terminated when the Debt to Assessed Ratio is equal to or less than 50% and any moneys therein applied to any legal purpose of the District.

No payment is anticipated to be made on the 2017B Series Bonds. Payments will be made when cash flow is available.

The District's current debt schedule is attached.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserves**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2018, as defined under TABOR.

**Debt Service Reserve**

The District is required to maintain a debt service reserve in accordance with the 2017 bond issuance. This reserve has been established in the amount of \$222,812.50.

**This information is an integral part of the accompanying forecasted budget.**

**YORK STREET METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE  
REQUIREMENTS TO MATURITY**

**\$2,490,000  
2017 General Obligation Bonds  
Principal Payable December 1  
6.250% Rate Interest Payable  
June 1 and December 1**

| <u>Year Ended<br/>December 31,</u> | <u>Principal</u>    | <u>Interest</u>     | <u>Total</u>        |
|------------------------------------|---------------------|---------------------|---------------------|
| 2019                               | \$ -                | \$ 155,625          | \$ 155,625          |
| 2020                               | -                   | 155,625             | 155,625             |
| 2021                               | 15,000              | 155,625             | 170,625             |
| 2022                               | 20,000              | 154,688             | 174,688             |
| 2023                               | 20,000              | 153,438             | 173,438             |
| 2024                               | 25,000              | 152,188             | 177,188             |
| 2025                               | 30,000              | 150,625             | 180,625             |
| 2026                               | 35,000              | 148,750             | 183,750             |
| 2027                               | 35,000              | 146,563             | 181,563             |
| 2028                               | 40,000              | 144,375             | 184,375             |
| 2029                               | 45,000              | 141,875             | 186,875             |
| 2030                               | 50,000              | 139,063             | 189,063             |
| 2031                               | 55,000              | 135,938             | 190,938             |
| 2032                               | 60,000              | 132,500             | 192,500             |
| 2033                               | 65,000              | 128,750             | 193,750             |
| 2034                               | 75,000              | 124,688             | 199,688             |
| 2035                               | 75,000              | 120,000             | 195,000             |
| 2036                               | 85,000              | 115,313             | 200,313             |
| 2037                               | 90,000              | 110,000             | 200,000             |
| 2038                               | 100,000             | 104,375             | 204,375             |
| 2039                               | 105,000             | 98,125              | 203,125             |
| 2040                               | 120,000             | 91,563              | 211,563             |
| 2041                               | 125,000             | 84,063              | 209,063             |
| 2042                               | 140,000             | 76,250              | 216,250             |
| 2043                               | 145,000             | 67,500              | 212,500             |
| 2044                               | 160,000             | 58,438              | 218,438             |
| 2045                               | 170,000             | 48,438              | 218,438             |
| 2046                               | 185,000             | 37,813              | 222,813             |
| 2047                               | 420,000             | 26,250              | 446,250             |
|                                    | <u>\$ 2,490,000</u> | <u>\$ 3,358,438</u> | <u>\$ 5,848,438</u> |

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

| Check No and Date | Payee                            | Invoice No    | GL Account Title     | GL Acct | Amount   | Total     |
|-------------------|----------------------------------|---------------|----------------------|---------|----------|-----------|
| 1029              |                                  |               |                      |         |          |           |
| 12/20/2018        | CliftonLarsonAllen LLP           | 1954772       | Accounting and Legal | 1-612   | 1,598.05 | 1,598.05  |
| 12/20/2018        | CliftonLarsonAllen LLP           | 1971684       | Accounting and Legal | 1-612   | 2,517.20 | 2,517.20  |
| Total 1029:       |                                  |               |                      |         |          | 4,115.25  |
| 1030              |                                  |               |                      |         |          |           |
| 12/20/2018        | Colorado Community Media         | 187455        | Miscellaneous        | 1-685   | 18.28    | 18.28     |
| Total 1030:       |                                  |               |                      |         |          | 18.28     |
| 1031              |                                  |               |                      |         |          |           |
| 12/20/2018        | Colorado Special Districts P&L P | 32C61483-1751 | Prepaid Expenses     | 1-143   | 2,013.31 | 2,013.31  |
| Total 1031:       |                                  |               |                      |         |          | 2,013.31  |
| 1032              |                                  |               |                      |         |          |           |
| 12/20/2018        | Miller & Associates              | 4770          | Accounting and Legal | 1-612   | 1,886.18 | 1,886.18  |
| Total 1032:       |                                  |               |                      |         |          | 1,886.18  |
| 1033              |                                  |               |                      |         |          |           |
| 12/20/2018        | Special Dist Management Srvs     | NOVEMBER 2018 | Management           | 1-680   | 1,173.91 | 1,173.91  |
| 12/20/2018        | Special Dist Management Srvs     | OCTOBER 2018  | Management           | 1-680   | 1,382.81 | 1,382.81  |
| Total 1033:       |                                  |               |                      |         |          | 2,556.72  |
| 1034              |                                  |               |                      |         |          |           |
| 12/20/2018        | T. Charles Wilson Insurance Se   | 6747          | Prepaid Expenses     | 1-143   | 495.00   | 495.00    |
| Total 1034:       |                                  |               |                      |         |          | 495.00    |
| Grand Totals:     |                                  |               |                      |         |          | 11,084.74 |

York Street Metropolitan District  
December-18

|   | General             | Debt        | Capital     | Totals              |
|---|---------------------|-------------|-------------|---------------------|
| Disbursements                                 | \$ 11,084.74        | \$ -        | \$ -        | \$ 11,084.74        |
|   |                     |             |             | \$ -                |
|   |                     |             |             | \$ -                |
| <u>Total Disbursements from Checking Acct</u> | <u>\$ 11,084.74</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 11,084.74</u> |



| Check No and Date | Payee                        | Invoice No | GL Account Title     | GL Acct | Amount   | Total                   |
|-------------------|------------------------------|------------|----------------------|---------|----------|-------------------------|
| 1035              |                              |            |                      |         |          |                         |
| 04/04/2019        | CliftonLarsonAllen LLP       | 1992393    | Accounting and Legal | 1-612   | 1,563.32 | 1,563.32                |
| 04/04/2019        | CliftonLarsonAllen LLP       | 2014008    | Accounting and Legal | 1-612   | 3,081.36 | 3,081.36                |
| 04/04/2019        | CliftonLarsonAllen LLP       | 2043385    | Accounting and Legal | 1-612   | 866.75   | 866.75                  |
| Total 1035:       |                              |            |                      |         |          | <u>5,511.43</u>         |
| 1036              |                              |            |                      |         |          |                         |
| 04/04/2019        | Haynie & Company             | D44992     | Audit                | 1-615   | 4,800.00 | 4,800.00                |
| Total 1036:       |                              |            |                      |         |          | <u>4,800.00</u>         |
| 1037              |                              |            |                      |         |          |                         |
| 04/04/2019        | Miller & Associates          | 4991       | Accounting and Legal | 1-612   | 128.00   | 128.00                  |
| 04/04/2019        | Miller & Associates          | 5068       | Accounting and Legal | 1-612   | 181.00   | 181.00                  |
| Total 1037:       |                              |            |                      |         |          | <u>309.00</u>           |
| 1038              |                              |            |                      |         |          |                         |
| 04/04/2019        | Special Dist Management Srvs | DEC 2018   | Management           | 1-680   | 503.50   | 503.50                  |
| 04/04/2019        | Special Dist Management Srvs | FEB 2019   | Management           | 1-680   | 259.50   | 259.50                  |
| 04/04/2019        | Special Dist Management Srvs | JAN 2019   | Management           | 1-680   | 873.11   | 873.11                  |
| 04/04/2019        | Special Dist Management Srvs | MARCH 2019 | Management           | 1-680   | 550.50   | 550.50                  |
| Total 1038:       |                              |            |                      |         |          | <u>2,186.61</u>         |
| 1039              |                              |            |                      |         |          |                         |
| 04/04/2019        | Special District Association | 2019       | Insurance/Bonds      | 1-670   | 309.38   | 309.38                  |
| Total 1039:       |                              |            |                      |         |          | <u>309.38</u>           |
| Grand Totals:     |                              |            |                      |         |          | <u><u>13,116.42</u></u> |

York Street Metropolitan District  
April-19

|                            | General             | Debt        | Capital     | Totals              |
|----------------------------|---------------------|-------------|-------------|---------------------|
| Disbursements              | \$ 13,116.42        | -           | \$ -        | \$ 13,116.42        |
| <b>Total Disbursements</b> | <b>\$ 13,116.42</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 13,116.42</b> |

| Check No and Date | Payee                        | Invoice No | GL Account Title     | GL Acct | Amount   | Total                   |
|-------------------|------------------------------|------------|----------------------|---------|----------|-------------------------|
| 1040              |                              |            |                      |         |          |                         |
| 05/20/2019        | CliftonLarsonAllen LLP       | 2083589    | Accounting and Legal | 1-612   | 4,448.05 | 4,448.05                |
| 05/20/2019        | CliftonLarsonAllen LLP       | 2144110    | Accounting and Legal | 1-612   | 1,114.00 | 1,114.00                |
| Total 1040:       |                              |            |                      |         |          | <u>5,562.05</u>         |
| 1041              |                              |            |                      |         |          |                         |
| 05/20/2019        | Miller & Associates          | 5142       | Accounting and Legal | 1-612   | 495.00   | 495.00                  |
| 05/20/2019        | Miller & Associates          | 5219       | Accounting and Legal | 1-612   | 346.00   | 346.00                  |
| Total 1041:       |                              |            |                      |         |          | <u>841.00</u>           |
| 1042              |                              |            |                      |         |          |                         |
| 05/20/2019        | Special Dist Management Svcs | APRIL 2019 | Management           | 1-680   | 1,208.64 | 1,208.64                |
| Total 1042:       |                              |            |                      |         |          | <u>1,208.64</u>         |
| 1043              |                              |            |                      |         |          |                         |
| 05/20/2019        | UMB Bank, N.A.               | 627846     | Paying Agent Fees    | 2-668   | 3,000.00 | 3,000.00                |
| 05/20/2019        | UMB Bank, N.A.               | 627847     | Paying Agent Fees    | 2-668   | 2,500.00 | 2,500.00                |
| Total 1043:       |                              |            |                      |         |          | <u>5,500.00</u>         |
| Grand Totals:     |                              |            |                      |         |          | <u><u>13,111.69</u></u> |

York Street Metropolitan District  
May-19

|                            | General            | Debt               | Capital     | Totals              |
|----------------------------|--------------------|--------------------|-------------|---------------------|
| Disbursements              | \$ 7,611.69        | \$ 5,500.00        | \$ -        | \$ 13,111.69        |
|                            |                    | -                  |             | -                   |
| <b>Total Disbursements</b> | <b>\$ 7,611.69</b> | <b>\$ 5,500.00</b> | <b>\$ -</b> | <b>\$ 13,111.69</b> |

| Check No and Date | Payee                        | Invoice No | GL Account Title     | GL Acct | Amount   | Total    |
|-------------------|------------------------------|------------|----------------------|---------|----------|----------|
| 1044              |                              |            |                      |         |          |          |
| 06/25/2019        | CliftonLarsonAllen LLP       | 2170774    | Accounting and Legal | 1-612   | 3,480.75 | 3,480.75 |
| Total 1044:       |                              |            |                      |         |          | 3,480.75 |
| 1045              |                              |            |                      |         |          |          |
| 06/25/2019        | Miller & Associates          | 1915       | Accounting and Legal | 1-612   | 355.47   | 355.47   |
| 06/25/2019        | Miller & Associates          | 4846       | Accounting and Legal | 1-612   | 478.97   | 478.97   |
| 06/25/2019        | Miller & Associates          | 5290       | Accounting and Legal | 1-612   | 275.00   | 275.00   |
| Total 1045:       |                              |            |                      |         |          | 1,109.44 |
| 1046              |                              |            |                      |         |          |          |
| 06/25/2019        | Special Dist Management Srvs | MAY 2019   | Management           | 1-680   | 899.82   | 899.82   |
| Total 1046:       |                              |            |                      |         |          | 899.82   |
| Grand Totals:     |                              |            |                      |         |          | 5,490.01 |

York Street Metropolitan District  
June-19

|                            | General            | Debt        | Capital     | Totals             |
|----------------------------|--------------------|-------------|-------------|--------------------|
| Disbursements              | \$ 5,490.01        | \$ -        | \$ -        | \$ 5,490.01        |
|                            |                    | -           |             | -                  |
| <b>Total Disbursements</b> | <b>\$ 5,490.01</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 5,490.01</b> |

**YORK STREET METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2018**

**YORK STREET METROPOLITAN DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2018**

|   |           |
|---|-----------|
| <b>INDEPENDENT AUDITOR’S REPORT</b>   | <b>1</b>  |
| <b>BASIC FINANCIAL STATEMENTS</b>   |           |
| <b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>   |           |
| <b>STATEMENT OF NET POSITION</b>  | <b>1</b>  |
| <b>STATEMENT OF ACTIVITIES</b>  | <b>2</b>  |
| <b>FUND FINANCIAL STATEMENTS</b>  |           |
| <b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>   | <b>3</b>  |
| <b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN<br/>        FUND BALANCES – GOVERNMENTAL FUNDS</b>   | <b>4</b>  |
| <b>RECONCILIATION OF THE STATEMENT OF REVENUES,<br/>        EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE<br/>        GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b> | <b>5</b>  |
| <b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND<br/>        CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>  | <b>6</b>  |
| <b>NOTES TO BASIC FINANCIAL STATEMENTS</b>  | <b>7</b>  |
| <b>SUPPLEMENTARY INFORMATION</b>  |           |
| <b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,<br/>    AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>  | <b>21</b> |
| <b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,<br/>    EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND<br/>    ACTUAL</b>  | <b>22</b> |
| <b>OTHER INFORMATION</b>  |           |
| <b>SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>  | <b>24</b> |
| <b>SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY<br/>    TAXES COLLECTED</b>  | <b>25</b> |





**Haynie &  
Company**

**Certified Public Accountants** (a professional corporation)

1221 West Mineral Ave, Ste. 202 Littleton, Colorado 80120-4544 (303) 734-4800 Fax (303) 795-3356

## **Independent Auditor's Report**

To the Board of Directors  
York Street Metropolitan District

We have audited the accompanying financial statements of the governmental activities and the major funds of York Street Metropolitan District as of and for the year ended December 31, 2018 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of York Street Metropolitan District, as of December 31, 2018 and the respective changes in financial position, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

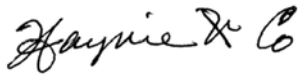
### *Required Supplementary Information*

Management 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.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise York Street Metropolitan District's financial statements as a whole. The supplementary information and other information sections are presented for purposes of additional analysis and are not a required part of the financial statements.

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



Littleton, Colorado  
July 30, 2019

## **BASIC FINANCIAL STATEMENTS**

**YORK STREET METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

|                                       | Governmental<br>Activities |
|---------------------------------------|----------------------------|
| <b>ASSETS</b>                         |                            |
| Cash and Investments - Restricted     | \$ 436,310                 |
| Receivable - County Treasurer         | 1,514                      |
| Property Taxes Receivable             | 148,882                    |
| Prepaid Expenses                      | 2,858                      |
| Capital Assets, not being Depreciated | 4,221,969                  |
| Total Assets                          | 4,811,533                  |
| <b>LIABILITIES</b>                    |                            |
| Accounts Payable                      | 17,447                     |
| Accrued Interest Payable - Bonds      | 12,969                     |
| Noncurrent Liabilities:               |                            |
| Due in More than One Year             | 5,546,852                  |
| Total Liabilities                     | 5,577,268                  |
| <b>DEFERRED INFLOWS OF RESOURCES</b>  |                            |
| Property Tax Revenue                  | 148,882                    |
| <b>NET POSITION</b>                   |                            |
| Restricted for:                       |                            |
| Emergency Reserves                    | 600                        |
| Debt Service                          | 53,750                     |
| Unrestricted                          | (968,967)                  |
| Total Net Position                    | \$ (914,617)               |

See accompanying Notes to Basic Financial Statements.

**YORK STREET METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

|   |                     | Program Revenues                         |  |                            | Net Revenue<br>(Expense) and<br>Changes in<br>Net Position |
|---|---------------------|--|--|----------------------------|--|
| Expenses  | Charges<br>Services | Operating<br>Grants and<br>Contributions | Capital Grants<br>and<br>Contributions | Governmental<br>Activities |  |
| <b>FUNCTIONS/PROGRAMS</b>                       |                     |  |  |                            |  |
| Primary Government:                             |                     |  |  |                            |  |
| Governmental Activities:                        |                     |  |  |                            |  |
| General Government                              | \$ 42,196           | \$ -                                     | \$ -                                   | \$ -                       | \$ (42,196)  |
| Interest and Related Costs on<br>Long-Term Debt | 376,447             | -  | -                                      | -                          | (376,447)  |
| Total Governmental Activities                   | \$ 418,643          | \$ -                                     | \$ -                                   | \$ -                       | (418,643)  |
| <b>GENERAL REVENUES</b>                         |                     |  |  |                            |  |
| Property Taxes                                  |                     |  |  |                            | 65,102   |
| Specific Ownership Taxes                        |                     |  |  |                            | 5,362  |
| Net Investment Income                           |                     |  |  |                            | 8,538  |
| Total General Revenues                          |                     |  |  |                            | 79,002   |
| <b>CHANGE IN NET POSITION</b>                   |                     |  |  |                            | (339,641)  |
| Net Position - Beginning of Year                |                     |  |  |                            | (574,976)  |
| <b>NET POSITION - END OF THE YEAR</b>           |                     |  |  |                            | \$ (914,617)   |

See accompanying Notes to Basic Financial Statements.

**YORK STREET METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2018**

| <b>ASSETS</b>   | General          | Debt<br>Service   | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---|------------------|-------------------|---------------------|--------------------------------|
| Cash and Investments - Restricted   | \$ -             | \$ 436,310        | \$ -                | \$ 436,310                     |
| Receivable - County Treasurer   | 418              | 1,096             | -                   | 1,514                          |
| Due From Other Fund   | -                | 5,758             | -                   | 5,758                          |
| Property Taxes Receivable   | 41,067           | 107,815           | -                   | 148,882                        |
| Prepaid Expenses  | 2,858            | -                 | -                   | 2,858                          |
|   | <u>\$ 44,343</u> | <u>\$ 550,979</u> | <u>\$ -</u>         | <u>\$ 595,322</u>              |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES, AND FUND BALANCES</b>  |                  |                   |                     |                                |
| <b>LIABILITIES</b>  |                  |                   |                     |                                |
| Accounts Payable  | \$ 17,447        | \$ -              | \$ -                | \$ 17,447                      |
| Due To Other Fund   | 5,758            | -                 | -                   | 5,758                          |
| Total Liabilities   | <u>23,205</u>    | <u>-</u>          | <u>-</u>            | <u>23,205</u>                  |
| <b>DEFERRED INFLOWS OF RESOURCES</b>  |                  |                   |                     |                                |
| Property Tax Revenue  | 41,067           | 107,815           | -                   | 148,882                        |
| Total Deferred Inflows of Resources   | <u>41,067</u>    | <u>107,815</u>    | <u>-</u>            | <u>148,882</u>                 |
| <b>FUND BALANCES (DEFICITS)</b>   |                  |                   |                     |                                |
| Nonspendable:   |                  |                   |                     |                                |
| Prepaid Expenses  | 2,858            | -                 | -                   | 2,858                          |
| Restricted for:   |                  |                   |                     |                                |
| Emergency Reserves  | 600              | -                 | -                   | 600                            |
| Debt Service  | -                | 443,164           | -                   | 443,164                        |
| Unassigned  | (23,387)         | -                 | -                   | (23,387)                       |
| Total Fund Balances (Deficits)  | <u>(19,929)</u>  | <u>443,164</u>    | <u>-</u>            | <u>423,235</u>                 |
| Total Liabilities, Deferred Inflows of Resources,<br>and Fund Balances  | <u>\$ 44,343</u> | <u>\$ 550,979</u> | <u>\$ -</u>         |                                |
| Amounts reported for governmental activities in the statement of<br>net position are different because:   |                  |                   |                     |                                |
| Capital assets used in governmental activities are not financial<br>resources and, therefore, are not reported in the funds                                       |                  |                   |                     | 4,221,969                      |
| Long-term liabilities, including bonds payable, are not due<br>and payable in the current period and, therefore, are not<br>reported as liabilities in the funds. |                  |                   |                     |                                |
| Bonds Payable   |                  |                   |                     | (2,963,000)                    |
| Accrued Interest Payable - Bonds  |                  |                   |                     | (88,953)                       |
| Developer Advance Payable   |                  |                   |                     | (2,201,647)                    |
| Accrued Interest Payable - Developer Advances   |                  |                   |                     | (306,221)                      |
| Net Position of Governmental Activities   |                  |                   |                     | <u>\$ (914,617)</u>            |

See accompanying Notes to Basic Financial Statements.

**YORK STREET METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2018**

|   | General            | Debt<br>Service   | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---|--------------------|-------------------|---------------------|--------------------------------|
| <b>REVENUES</b>                                     |                    |                   |                     |                                |
| Property Taxes                                      | \$ 17,957          | \$ 47,145         | \$ -                | \$ 65,102                      |
| Specific Ownership Taxes                            | 1,481              | 3,881             | -                   | 5,362                          |
| Net Investment Income                               | 1                  | 8,537             | -                   | 8,538                          |
| Total Revenues                                      | <u>19,439</u>      | <u>59,563</u>     | <u>-</u>            | <u>79,002</u>                  |
| <b>EXPENDITURES</b>                                 |                    |                   |                     |                                |
| Current:  |                    |                   |                     |                                |
| Accounting  | 17,228             | -                 | -                   | 17,228                         |
| Audit   | 4,800              | -                 | -                   | 4,800                          |
| Legal   | 9,999              | -                 | -                   | 9,999                          |
| Management  | 6,592              | -                 | -                   | 6,592                          |
| Insurance and Bonds                                 | 2,981              | -                 | -                   | 2,981                          |
| County Treasurer's Fees                             | 269                | 707               | -                   | 976                            |
| Dues and Licenses                                   | 309                | -                 | -                   | 309                            |
| Miscellaneous                                       | 18                 | -                 | -                   | 18                             |
| Debt Service:                                       |                    |                   |                     |                                |
| Interest Expense - Bonds                            | -                  | 155,625           | -                   | 155,625                        |
| Paying Agent Fees                                   | -                  | 5,500             | -                   | 5,500                          |
| Total Expenditures                                  | <u>42,196</u>      | <u>161,832</u>    | <u>-</u>            | <u>204,028</u>                 |
| <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | (22,757)           | (102,269)         | -                   | (125,026)                      |
| <b>OTHER FINANCING SOURCES (USES)</b>               |                    |                   |                     |                                |
| Transfers (to) from Other Funds                     | -                  | 16                | (16)                | -                              |
| Total Other Financing Sources (Uses)                | <u>-</u>           | <u>16</u>         | <u>(16)</u>         | <u>-</u>                       |
| <b>NET CHANGE IN FUND BALANCES</b>                  | (22,757)           | (102,253)         | (16)                | (125,026)                      |
| Fund Balances - Beginning of Year                   | <u>2,828</u>       | <u>545,417</u>    | <u>16</u>           | <u>548,261</u>                 |
| <b>FUND BALANCES (DEFICITS) - END OF YEAR</b>       | <u>\$ (19,929)</u> | <u>\$ 443,164</u> | <u>\$ -</u>         | <u>\$ 423,235</u>              |

See accompanying Notes to Basic Financial Statements.

**YORK STREET METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balances - Total Governmental Funds \$ (125,026)

Amounts reported for governmental activities in the statement of activities are different because:

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.

|   |                 |
|---|-----------------|
| Change in Accrued Interest on Developer Advances  | (175,702)       |
| Change in Accrued Interest Payable on 2017B Bonds | <u>(38,913)</u> |

Changes in Net Position of Governmental Activities \$ (339,641)



**YORK STREET METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

|   | Original<br>and Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|---|
| <b>REVENUES</b>   |                                 |                   |   |
| Property Taxes  | \$ 17,957                       | \$ 17,957         | \$ -  |
| Specific Ownership Taxes                                | 1,980                           | 1,481             | (499)   |
| Net Investment Income                                   | -                               | 1                 | 1   |
| Total Revenues  | 19,937                          | 19,439            | (498)   |
| <b>EXPENDITURES</b>                                     |                                 |                   |   |
| Current:  |                                 |                   |   |
| Accounting  | 15,000                          | 17,228            | (2,228)   |
| Audit   | 3,600                           | 4,800             | (1,200)   |
| Election  | 1,000                           | -                 | 1,000   |
| Legal   | 20,000                          | 9,999             | 10,001  |
| District Management                                     | 15,000                          | 6,592             | 8,408   |
| Insurance and Bonds                                     | 2,900                           | 2,981             | (81)  |
| County Treasurer's Fees                                 | 269                             | 269               | -   |
| Dues and Licenses                                       | 500                             | 309               | 191   |
| Miscellaneous   | 500                             | 18                | 482   |
| Contingency   | 1,231                           | -                 | 1,231   |
| Total Expenditures                                      | 60,000                          | 42,196            | 17,804  |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (40,063)                        | (22,757)          | 17,306  |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                   |   |
| Developer Advance                                       | 50,431                          | -                 | (50,431)  |
| Total Other Financing Sources (Uses)                    | 50,431                          | -                 | (50,431)  |
| <b>NET CHANGE IN FUND BALANCE</b>                       | 10,368                          | (22,757)          | (33,125)  |
| Fund Balance - Beginning of Year                        | 400                             | 2,828             | 2,428   |
| <b>FUND BALANCE (DEFICITS) - END OF YEAR</b>            | \$ 10,768                       | \$ (19,929)       | \$ (30,697)   |

See accompanying Notes to Basic Financial Statements.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

York Street Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on December 2, 2015, and recorded with the Adams County Clerk and Recorder on January 10, 2017, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado entirely within the City of Thornton (City).

The District was established principally to provide water, sanitary 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, sanitary sewer and storm drainage improvements to areas within and outside the boundaries of the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set 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 District has no employees and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

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.

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

**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 related cash flows. Redemption of bonds is recorded as a reduction in liabilities.

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 after the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. 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.

**Pooled Cash and Investments**

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 single bank account. 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.

**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 taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are 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 inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports 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 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by 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.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**Deficits**

The General Fund reported a deficit in the fund financial statements as of December 31, 2018. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2019.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:

|                                   |            |
|-----------------------------------|------------|
| Cash and Investments - Restricted | \$ 436,310 |
| Total Cash and Investments        | \$ 436,310 |

Cash and investments as of December 31, 2018, consist of the following:

|                                      |            |
|--------------------------------------|------------|
| Deposits with Financial Institutions | \$ 45,993  |
| Investments                          | 390,317    |
| Total Cash and Investments           | \$ 436,310 |

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit 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 for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions (Continued)**

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.

At December 31, 2018, the District's cash deposits had a bank balance of \$45,993 and a carrying balance of \$45,993.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

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

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . Certain international agency securities
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2018, the District had the following investments:

| <u>Investment</u>                 | <u>Maturity</u>                   | <u>Amount</u> |
|-----------------------------------|-----------------------------------|---------------|
| Colorado Surplus Asset Fund Trust | Weighted Average<br>Under 60 Days | \$ 390,317    |

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in property for the year ended December 31, 2018, follows:

|   | Balance -<br>December 31,<br>2017 | Increases   | Decreases   | Balance -<br>December 31,<br>2018 |
|---|-----------------------------------|-------------|-------------|-----------------------------------|
| Capital Assets, Not Being<br>Depreciated: |                                   |             |             |                                   |
| Construction in Progress                  | \$ 4,221,969                      | \$ -        | \$ -        | \$ 4,221,969                      |
| Total Capital Assets, Net                 | <u>\$ 4,221,969</u>               | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 4,221,969</u>               |



**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in long-term obligations for the year ended December 31, 2018:

|                      | Balance -<br>December 31,<br>2017 | Additions         | Deletions   | Balance -<br>December 31,<br>2018 | Current<br>Portion |
|----------------------|-----------------------------------|-------------------|-------------|-----------------------------------|--------------------|
| General Obligation   |                                   |                   |             |                                   |                    |
| Bonds - Series 2017A | \$ 2,490,000                      | \$ -              | \$ -        | \$ 2,490,000                      | \$ -               |
| General Obligation   |                                   |                   |             |                                   |                    |
| Bonds - Series 2017B | 473,000                           | -                 | -           | 473,000                           | -                  |
| Series 2017B Bonds - |                                   |                   |             |                                   |                    |
| Accrued Interest     | 37,071                            | 38,913            | -           | 75,984                            | -                  |
| Developer Advances   | 2,201,647                         | -                 | -           | 2,201,647                         | -                  |
| Developer Advances - |                                   |                   |             |                                   |                    |
| Accrued Interest     | 130,519                           | 175,702           | -           | 306,221                           | -                  |
| Total                | <u>\$ 5,332,237</u>               | <u>\$ 214,615</u> | <u>\$ -</u> | <u>\$ 5,546,852</u>               | <u>\$ -</u>        |

The detail of the District's long-term obligation is as follows:

**General Obligation Bonds**

**Taxable/Tax-Exempt General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2017A and Subordinate General Obligation Limited Tax Bonds, Series 2017B.** On January 31, 2017, the District issued Senior Bonds and Subordinate Bonds in the amounts of \$2,490,000 and \$473,000 respectively. The proceeds from the sale of the Senior Bonds were used for the purposes of: (i) reimbursing the Developer for the advancement of funds for financing costs related to capital infrastructure improvements; (ii) providing the Senior Reserve Fund; (iii) providing capitalized interest; and (iv) paying the costs of issuing the Senior Bonds. The proceeds from the sales of the Subordinate Bonds were used to (i) reimburse the Developer for the advancement of funds for financing costs related to capital infrastructure improvements, and pay the costs of issuing the Subordinate Bonds.

The Senior Bonds bear interest at 6.25% payable semi-annually on June 1 and December 1, beginning on June 1, 2017. Annual mandatory sinking fund principal payments on the Senior Bonds are due on December 1, beginning on December 1, 2021. The Senior Bonds mature on December 1, 2047.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Bonds (Continued)**

The Senior Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, on December 1, 2021, and on any date thereafter as follows:

| <u>Redemption Date</u>                              | <u>Redemption Premium</u> |
|---|---------------------------|
| December 1, 2021 to and including November 30, 2022 | 3.0%                      |
| December 1, 2022 to and including November 30, 2023 | 2.0                       |
| December 1, 2023 to and including November 30, 2024 | 1.0                       |
| December 1, 2024 and thereafter                     | 0.0                       |

The Subordinate Bonds were issued at the rate of 8.25% per annum and payable annually on December 15, but only to the extent of available Subordinate Pledged Revenue. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. In the event any amounts due and owing on the Subordinate Bonds remain outstanding on December 16, 2057, such amounts shall be extinguished and no longer be due and outstanding.

The Subordinate Bonds are also subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, on December 15, 2021, and on any date thereafter as follows:

| <u>Redemption Date</u>                               | <u>Redemption Premium</u> |
|--|---------------------------|
| December 15, 2021 to and including November 30, 2022 | 3.0%                      |
| December 15, 2022 to and including November 30, 2023 | 2.0                       |
| December 15, 2023 to and including November 30, 2024 | 1.0                       |
| December 15, 2024 and thereafter                     | 0.0                       |

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue, net of the cost of collection, which is defined generally in the Senior Indenture as:

- (a) the Senior Required Mill Levy;
- (b) the Capital Fees, if any;
- (c) the Specific Ownership Tax attributable to the Senior Required Mill Levy; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Bonds (Continued)**

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, net of the cost of collection, which is defined generally in the Subordinate Indenture as:

- (a) the Subordinate Required Mill Levy;
- (b) the Subordinate Capital Fees, if any;
- (c) the Specific Ownership Tax attributable to the Subordinate Required Mill Levy;
- (d) the amounts, if any, in the Senior Bond Surplus Fund after the termination of such fund pursuant to the Senior Indenture; and
- (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

Prior to the date the Debt to Assessed Ratio is equal to 50% or less, Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Senior Surplus Amount of \$249,000. Per the Indenture, the Senior Surplus Fund will be terminated when the Debt to Assessed Ratio is equal to or less than 50% and any moneys therein applied to any legal purpose of the District. The District has acknowledged that State law places certain restrictions on the use of money derived from the Senior Required Mill Levy.

The Senior Bonds are further secured by the Senior Reserve Fund which was funded upon issuance of the Bonds in the amount of the Senior Required Reserve equal to \$222,813.

Currently, revenue of the District is not sufficient to pay when due the debt service with respect to the Series 2017B Bonds. For so long as the District levies the Maximum Debt Mill Levy, the inability of the District to pay the debt service requirements with respect to the Bonds when they come due does not constitute an event of default. To the extent interest on the Bonds is not paid when due, such interest will compound annually on each interest payment date at the interest rate borne by the Bonds. At December 31, 2018 the accrued unpaid interest on the Series 2017B Bonds is \$75,984.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

The District's general obligation bond principal and interest, excluding the Subordinate Bonds, will mature as follows:

| <u>Year Ending December 31,</u> | <u>Principal</u>    | <u>Interest</u>     | <u>Total</u>        |
|---------------------------------|---------------------|---------------------|---------------------|
| 2019                            | \$ -                | \$ 155,625          | \$ 155,625          |
| 2020                            | -                   | 155,625             | 155,625             |
| 2021                            | 15,000              | 155,625             | 170,625             |
| 2022                            | 20,000              | 154,688             | 174,688             |
| 2023                            | 20,000              | 153,438             | 173,438             |
| 2024-2028                       | 165,000             | 742,501             | 907,501             |
| 2029-2033                       | 275,000             | 678,126             | 953,126             |
| 2034-2038                       | 425,000             | 574,376             | 999,376             |
| 2039-2043                       | 635,000             | 417,501             | 1,052,501           |
| 2044-2047                       | 935,000             | 170,939             | 1,105,939           |
| Total                           | <u>\$ 2,490,000</u> | <u>\$ 3,358,444</u> | <u>\$ 5,848,444</u> |

**Authorized Debt**

On December 19, 2016, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$51,840,000 at an interest rate not to exceed 15% per annum. At December 31, 2018, the District had authorized but unissued indebtedness from these elections in the following amounts allocated for the following purposes:

|                       | <u>Authorized<br/>11/3/2015<br/>Election</u> | <u>Authorizaton<br/>Used<br/>Series 2017A</u> | <u>Authorization<br/>Used<br/>Series 2017B</u> | <u>Remaining at<br/>December 31,<br/>2018</u> |
|-----------------------|--|---|--|---|
| Streets               | \$ 5,760,000                                 | \$ 1,122,313                                  | \$ 213,130                                     | \$ 4,424,557                                  |
| Sanitation            | 5,760,000                                    | 592,750                                       | 112,905  | 5,054,345                                     |
| Water                 | 5,760,000                                    | 333,698                                       | 63,562   | 5,362,740                                     |
| Park and Recreation   | 5,760,000                                    | 327,671                                       | 61,771   | 5,370,558                                     |
| Safety Protection     | 5,760,000                                    | 113,568                                       | 21,632   | 5,624,800                                     |
| Public Transportation | 5,760,000                                    | -   | -  | 5,760,000                                     |
| Mosquito Control      | 5,760,000                                    | -   | -  | 5,760,000                                     |
| Operations            | 5,760,000                                    | -   | -  | 5,760,000                                     |
| Refunding             | 5,760,000                                    | -   | -  | 5,760,000                                     |
| Total                 | <u>\$ 51,840,000</u>                         | <u>\$ 2,490,000</u>                           | <u>\$ 473,000</u>                              | <u>\$ 48,877,000</u>                          |

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. Pursuant to the District's service plan, debt is limited to \$3,840,000.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Infrastructure Acquisition Agreement**

The District and York35, LLC (Developer) have entered into an Infrastructure Acquisition Agreement dated February 17, 2016. Pursuant to the Infrastructure Acquisition Agreement, the Developer has agreed to advance funds for financing the costs associated with the design and construction of certain Improvements on behalf of the District. Advances made by the Developer shall accrue interest at 8.0% per annum from the time the costs are accepted by the District. The District shall make payments for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, or debt service costs. As of December 31, 2018 the outstanding principal is \$2,158,625 and interest is \$302,180.

**Advance and Reimbursement Agreement for Operation and Maintenance Costs**

The District and York35, LLC (Developer) have entered into an Advance and Reimbursement Agreement for Operation and Maintenance Costs dated February 17, 2016. Pursuant to the Advance and Reimbursement Agreement for Operation and Maintenance Costs, the Developer has agreed to advance funds for financing the costs associated with the formation of the District, and District operations and maintenance. Advances made by the Developer shall accrue interest at 7.0% per annum from the time of deposit into the District's account until repaid. The District shall make payments for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, or debt service costs. As of December 31, 2018 the outstanding principal is \$43,022 and interest is \$4,041.

**NOTE 6 NET POSITION**

The District has net position consisting of two components –restricted and unrestricted.

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2018, as follows:

|                          | Governmental<br>Activites |
|--------------------------|---------------------------|
| Restricted Net Position: |                           |
| Debt Service             | \$ 53,750                 |
| Total                    | \$ 53,750                 |

The District has 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.

**YORK STREET METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 7 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool 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 8 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's 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.

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. As of December 31, 2018, the District had provided but did not fund an Emergency Reserve, which may be a violation of the Constitutional Amendment.

On December 19, 2016 a majority of the District's electors authorized the District to collect and spend or retain in reserve taxes of \$1,000,000 annually without regard to any limitations imposed by TABOR for general operations and maintenance of the District.

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.

## **SUPPLEMENTARY INFORMATION**

**YORK STREET METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

|   | Original<br>and Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|---|
| <b>REVENUES</b>   |                                 |                   |   |
| Property Taxes  | \$ 47,145                       | \$ 47,145         | \$ -  |
| Specific Ownership Taxes                                | 5,190                           | 3,881             | (1,309)   |
| Net Investment Income                                   | 4,700                           | 8,537             | 3,837   |
| Total Revenues  | <u>57,035</u>                   | <u>59,563</u>     | <u>2,528</u>  |
| <b>EXPENDITURES</b>                                     |                                 |                   |   |
| Current:  |                                 |                   |   |
| County Treasurer's Fees                                 | 707                             | 707               | -   |
| Contingency   | 9,168                           | -                 | 9,168   |
| Debt Service:   |                                 |                   |   |
| Bond Interest - Senior Bond                             | 155,625                         | 155,625           | -   |
| Paying Agent Fees                                       | 4,500                           | 5,500             | (1,000)   |
| Total Expenditures                                      | <u>170,000</u>                  | <u>161,832</u>    | <u>8,168</u>  |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (112,965)                       | (102,269)         | 10,696  |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                   |   |
| Transfers to (from) Other Funds                         | -                               | 16                | 16  |
| Total Other Financing Sources (Uses)                    | <u>-</u>                        | <u>16</u>         | <u>16</u>   |
| <b>NET CHANGE IN FUND BALANCE</b>                       | (112,965)                       | (102,253)         | 10,712  |
| Fund Balance - Beginning of Year                        | <u>540,906</u>                  | <u>545,417</u>    | <u>4,511</u>  |
| <b>FUND BALANCE - END OF YEAR</b>                       | <u>\$ 427,941</u>               | <u>\$ 443,164</u> | <u>\$ 15,223</u>  |



**YORK STREET METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

|   | Original<br>and Final<br>Budget | Actual<br>Amounts  | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|--------------------|---|
| <b>REVENUES</b>   |                                 |                    |   |
| Total Revenues  | \$ -                            | \$ -               | \$ -  |
| <b>EXPENDITURES</b>                                     |                                 |                    |   |
| Current:  |                                 |                    |   |
| Capital Outlay  | 5,000,000                       | -                  | 5,000,000   |
| Total Expenditures                                      | <u>5,000,000</u>                | <u>-</u>           | <u>5,000,000</u>  |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (5,000,000)                     | -                  | 5,000,000   |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                    |   |
| Developer Advance                                       | 5,000,000                       | -                  | (5,000,000)   |
| Transfers to (from) Other Funds                         | <u>-</u>                        | <u>(16)</u>        | <u>(16)</u>   |
| Total Other Financing Sources (Uses)                    | <u>5,000,000</u>                | <u>(16)</u>        | <u>(5,000,016)</u>                                      |
| <b>NET CHANGE IN FUND BALANCE</b>                       | -                               | (16)               | (16)  |
| Fund Balance - Beginning of Year                        | <u>-</u>                        | <u>16</u>          | <u>16</u>   |
| <b>FUND BALANCE - END OF YEAR</b>                       | <u><u>\$ -</u></u>              | <u><u>\$ -</u></u> | <u><u>\$ -</u></u>                                      |

## **OTHER INFORMATION**

**YORK STREET METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

| <u>Year Ending December 31,</u> | \$2,490,000<br>2017 General Obligation Bonds<br>Principal Payable December 1<br>6.250% Rate Interest Payable<br>June 1 and December 1 |              |              |
|---------------------------------|---|--------------|--------------|
|                                 | Principal   | Interest     | Total        |
| 2019                            | \$ -  | \$ 155,625   | \$ 155,625   |
| 2020                            | -   | 155,625      | 155,625      |
| 2021                            | 15,000  | 155,625      | 170,625      |
| 2022                            | 20,000  | 154,688      | 174,688      |
| 2023                            | 20,000  | 153,438      | 173,438      |
| 2024                            | 25,000  | 152,188      | 177,188      |
| 2025                            | 30,000  | 150,625      | 180,625      |
| 2026                            | 35,000  | 148,750      | 183,750      |
| 2027                            | 35,000  | 146,563      | 181,563      |
| 2028                            | 40,000  | 144,375      | 184,375      |
| 2029                            | 45,000  | 141,875      | 186,875      |
| 2030                            | 50,000  | 139,063      | 189,063      |
| 2031                            | 55,000  | 135,938      | 190,938      |
| 2032                            | 60,000  | 132,500      | 192,500      |
| 2033                            | 65,000  | 128,750      | 193,750      |
| 2034                            | 75,000  | 124,688      | 199,688      |
| 2035                            | 75,000  | 120,000      | 195,000      |
| 2036                            | 85,000  | 115,313      | 200,313      |
| 2037                            | 90,000  | 110,000      | 200,000      |
| 2038                            | 100,000   | 104,375      | 204,375      |
| 2039                            | 105,000   | 98,125       | 203,125      |
| 2040                            | 120,000   | 91,563       | 211,563      |
| 2041                            | 125,000   | 84,063       | 209,063      |
| 2042                            | 140,000   | 76,250       | 216,250      |
| 2043                            | 145,000   | 67,500       | 212,500      |
| 2044                            | 160,000   | 58,438       | 218,438      |
| 2045                            | 170,000   | 48,438       | 218,438      |
| 2046                            | 185,000   | 37,813       | 222,813      |
| 2047                            | 420,000   | 26,250       | 446,250      |
| Total                           | \$ 2,490,000  | \$ 3,358,444 | \$ 5,848,444 |

**YORK STREET METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2018**

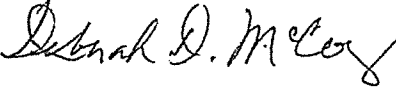
| Year Ended<br>December 31,                               | Prior<br>Year Assessed<br>Valuation for<br>Current Year<br>Tax Levy | Mills Levied |              | Total Property Taxes |           | Percent<br>Collected<br>to Levied |
|--|---|--------------|--------------|----------------------|-----------|-----------------------------------|
|  |   | General      | Debt Service | Levied               | Collected |                                   |
| 2017   | \$ 160,590  | 60.000       | 0.000        | \$ 9,635             | \$ 9,636  | 100.01 %                          |
| 2018   | 852,880   | 21.055       | 55.277       | 65,102               | 65,102    | 100.00                            |
| Estimated for<br>the year ending<br>December 31,<br>2019 | \$ 1,950,450  | 21.055       | 55.277       | \$ 148,882           |           |                                   |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors  
FROM: Deborah D. McCoy   
President  
DATE: June, 2019  
RE: Notice of Rate Restructuring

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), as of August 1, 2019, the hourly rates described in Article III for all services provided by SDMS shall be subject to the following rate restructuring schedule.

**District Management & Administration:**

|  |                     |
|--|---------------------|
| Senior Managers and Managers             | \$140.00 - \$190.00 |
| Assistant Managers & Admin. Coordinators | \$115.00 - \$150.00 |

**Finance & Accounting:**

|   |                     |
|---|---------------------|
| Senior Accountants and Accountants      | \$130.00 - \$160.00 |
| Assistant Accountants & AP Coordinators | \$110.00 - \$150.00 |

**Utility Billing Service:** \$65.00

**Operations, Maintenance and Field Services:** \$75.00 - \$95.00

**Community Management:**

|                                 |                     |
|---------------------------------|---------------------|
| Managers and Assistant Managers | \$ 95.00 - \$140.00 |
| Administrative Support          | \$ 75.00 - \$140.00 |

SDMS is one of the few consultants that has not adopted a variable rate structure. We hope you will understand that, in order to keep up with the changes in our industry, it is beneficial to implement this rate restructuring so that we may continue to provide the best and most efficient management services you expect from SDMS.

We look forward to serving you for many years to come. Please feel free to speak directly with your current District Manager if you have questions.