

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 REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Richard Green	President	2027/May 2027
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2027/May 2027

DATE: November 2, 2023

TIME: 10:00 A.M.

PLACE: THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION. THE DISTRICT'S REGULAR MEETING LOCATION IS 1555 CALIFORNIA STREET NO. 505, DENVER CO 80202

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Review and approve Minutes of the July 14, 2023 regular meeting (enclosure).

D. Establish 2024 meeting dates, set date in July to approve audit and consider adoption of 2024 Annual Administrative Resolution (enclosure).

E. Discuss vacancies on the Board and consider appointment of Mark Gillis.

- F. Consider Resolution Waiving Worker’s Compensation Insurance (to be distributed).
-

- G. Review insurance for the district and approve invoice (to be distributed).
-

II. FINANCIAL MATTERS

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

Fund	Period Ending July. 31, 2023	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023	Period Ending Oct. 31, 2023
General	\$ 3,888,22	\$ 5,445.90	\$ 3,319.35	\$ 5,558.03
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,888,22	\$ 5,445.90	\$ 3,319.35	\$ 5,558.03

- B. Review and accept the unaudited financial statements for the period ending September 30, 2023 (to be distributed).
-

- C. Consider appointment of Haynie & Company to perform the 2023 Audit, in an amount not to exceed \$_____.
-

- D. Conduct Public Hearing to consider Amendment to 2023 Budget and (if necessary) consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures.
-

- E. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Set Mill Levies (_____ mills for General Fund, _____ mills for Debt Service Fund for a total mill levy of _____mills) (enclosures – preliminary Assessed Valuation, 2024 draft Budget and Resolution).
-

III. LEGAL MATTERS

- A.
-

IV. OTHER BUSINESS

- A.
-

York Street Metropolitan District
November 2, 2023 Agenda
Page 2

V. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETING SCHEDULED FOR 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT HELD JULY 14, 2023

The regular meeting of the Board of Directors of the York Street Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, the 14th day of July, 2023, at 10:00 A.M. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Richard Green

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

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

Seef Le Roux, CPA; CliftonLarsonAllen LLP

Ty Holman; Haynie & Company

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. Ripko distributed for the Board’s review and approval a proposed Agenda for the regular meeting.

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

Confirm Location of Meeting/Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning

RECORD OF PROCEEDINGS

the location of the District's special meeting. This District meeting was held and properly noticed to be held via video enabled web conference (Zoom), without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the video enabled web conference (Zoom) login/call-in information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Designation of 24-hour Posting Location: Following discussion, upon motion duly made and seconded by Director Green and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website at least 24 hours prior to each meeting. If the District website is down a notice shall be posted on a Light pole at the corner of 151st Avenue and Gaylord Street.

Resignation of Steve Beck as Secretary to the Board: The Board discussed the resignation of Steve Beck as Secretary to the Board and considered the appointment of Peggy Ripko as Secretary to the Board.

Following discussion, upon motion duly made and seconded by Director Green and, upon vote, unanimously carried, the Board acknowledged the resignation of Steve Beck and appointed Peggy Ripko as Secretary to the Board.

Minutes: The Board reviewed the Minutes of the November 11, 2022 regular meeting.

Following discussion, upon motion duly made and seconded by Director Green and, upon vote, unanimously carried, the Board approved the Minutes of the November 11, 2022 regular meeting were approved, as presented.

FINANCIAL MATTERS

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

Fund	Period Ending Aug. 31, 2022	Period Ending Sept. 30, 2022	Period Ending Oct. 31, 2022	Period Ending Nov. 28, 2022
General	\$ 5,361.23	\$ 11,206.53	\$ 2,058.90	\$ 3,740.38
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,361.23	\$ 11,206.53	\$ 2,058.90	\$ 3,740.38

RECORD OF PROCEEDINGS

Fund	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023	Period Ending March 31, 2023
General	\$ 4,969.34	\$ 3,688.43	\$ 3,836.43	\$ 2,309.05
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,969.34	\$ 3,688.43	\$ 3,836.43	\$ 2,309.05

Fund	Period Ending April 30, 2023	Period Ending May 31, 2023	Period Ending June 30, 2023
General	\$ 2,785.64	\$ 2,304.65	\$ 2,257.26
Debt	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
Total	\$ 2,785.64	\$ 2,304.65	\$ 2,257.56

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

Unaudited Financial Statements: Mr. LeRoux reviewed with the Board the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending May 31, 2023.

Following discussion, upon motion duly made and seconded by Director Green and upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending May 31, 2023 were accepted, as presented.

ColoTrust Account: The Board discussed setting up a ColoTrust Account for monthly claims.

Following discussion, upon motion duly made and seconded by Director Green and upon vote, unanimously carried, the Board approved setting up a ColoTrust Account and approved transferring all funds over for monthly claims.

2022 Audit: Mr. LeRoux reviewed the 2022 draft Audited Financial Statements with the Board.

Following discussion, upon motion duly made and seconded by Director Green and, upon vote, unanimously carried, the Board approved the 2022 Audited Financial Statements and authorized execution of the Representations Letter.

2024 Budget Preparation: The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made and seconded by Director Green and, upon vote, unanimously carried, the Board appointed of the District Accountant to

RECORD OF PROCEEDINGS

prepare the 2024 Budget and set the date for the Public Hearing to adopt the 2024 Budget for November 2, 2023 at 10:00 a.m. via Zoom.

LEGAL MATTERS

Proposition HH: Attorney Miller reviewed Proposition HH with the Board.

OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary

**YORK STREET METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(Effective January 1, 2024)**

WHEREAS, the District was organized under the provisions of Title 32, Colorado Revised Statutes, as a special district and is located entirely within the boundaries of the County of Adams, Colorado and the City of Thornton (the “Approving Jurisdiction”); and

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

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

WHEREAS, the Directors of a District 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., every Board shall elect officers of the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of every Board to designate a posting place for notices of meetings (which posting place may be website, social media account, or other official online presence of the District), and requires that notice of such meetings be posted at least twenty-four (24) hours prior to said meeting; and

WHEREAS, § 32-1-903, C.R.S., requires that each Board shall meet regularly at a time and in a place to be designated by that Board and requires that notice of such meetings be posted in accordance with § 24-6-402(2).

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

1. The Board designates Northglenn-Thornton Sentinel as the 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 therein in accordance with applicable statutes.
2. The Board determines that Directors shall not receive compensation for services as Directors, in accordance with §§ 32-1-902(3)(a)(I) & (II), C.R.S.
3. The Board hereby elects the following officers for the District:

President Richard Green
Secretary/Treasurer: Vacant
Assistant Secretary: Vacant
Assistant Secretary: Vacant
Assistant Secretary: Vacant

4. The Board designates its website, [insert website address], as the posting place for notices of meetings pursuant to §24-6-402(2)(c)(III), C.R.S. In the event the notice cannot be posted due to emergency or exigent circumstances, the Board designates the following physical location for posting of meeting notices: [insert location].
5. The Board determines to hold regular meetings on July 14, 2023 and November 2, 2023 at 10:00 a.m. By video conference or telephone conference, the notice of which shall include the method or procedure, including the conference number, link, passcode, or other necessary information to allow members of the public to attend.

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

ADOPTED AND APPROVED ON OCTOBER 23, 2023.

YORK STREET METROPOLITAN DISTRICT

Richard Green, President

*Released
 7-27-23
 CPA*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1182 <i>M</i> 07/18/2023	CliftonLarsonAllen LLP	3766747	Accounting and Legal	1-612	2,459.89	2,459.89
Total 1182:						2,459.89
1183 <i>M</i> 07/18/2023	Miller & Associates	749	Accounting and Legal	1-612	460.50	460.50
Total 1183:						460.50
1184 <i>C</i> 07/18/2023	Special Dist Management Svcs	06/2023	Miscellaneous	1-685	23.83	23.83
07/18/2023	Special Dist Management Svcs	06/2023	Accounting and Legal	1-612	320.00	320.00
07/18/2023	Special Dist Management Svcs	06/2023	Management	1-680	624.00	624.00
Total 1184:						967.83
Grand Totals:						3,888.22

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1182						
07/18/2023	CliftonLarsonAllen LLP	3766747	Accounting and Legal	1-612	2,459.89	2,459.89
Total 1182:						<u>2,459.89</u>
1183						
07/18/2023	Miller & Associates	749	Accounting and Legal	1-612	460.50	460.50
Total 1183:						<u>460.50</u>
1184						
07/18/2023	Special Dist Management Srvs	06/2023	Miscellaneous	1-685	23.83	23.83
07/18/2023	Special Dist Management Srvs	06/2023	Accounting and Legal	1-612	320.00	320.00
07/18/2023	Special Dist Management Srvs	06/2023	Management	1-680	624.00	624.00
Total 1184:						<u>967.83</u>
Grand Totals:						<u><u>3,888.22</u></u>

**York Street Metropolitan District
July-23**

	General		Debt		Capital		Totals
Disbursements	\$ 3,888.22	\$	-			\$	3,888.22
			-				-
Total Disbursements	\$ 3,888.22	\$	-	\$	-	\$	3,888.22

Funding Approved 8/15/23

Released: 8/25/23

York Street Metropolitan District

per Seef Le Roux

Check Register - YSMD

TH

Page: 1

Check Issue Dates: 8/1/2023 - 8/31/2023

Aug 14, 2023 03:02PM

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1185 <i>M</i> 08/14/2023	CliftonLarsonAllen LLP	3801806	Accounting and Legal	1-612	2,620.80	2,620.80 ✓
Total 1185:						2,620.80
1186 <i>M</i> 08/14/2023	Miller & Associates	787	Accounting and Legal	1-612	1,629.00	1,629.00 ✓
Total 1186:						1,629.00
1187 <i>C</i> 08/14/2023	Special Dist Management Svcs	07/2023	Miscellaneous	1-685	22.50	22.50
08/14/2023	Special Dist Management Svcs	07/2023	Accounting and Legal	1-612	240.00	240.00
08/14/2023	Special Dist Management Svcs	07/2023	Management	1-680	933.60	933.60
Total 1187:						1,196.10 ✓
Grand Totals:						5,445.90

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1185						
08/14/2023	CliftonLarsonAllen LLP	3801806	Accounting and Legal	1-612	2,620.80	2,620.80
Total 1185:						2,620.80
1186						
08/14/2023	Miller & Associates	787	Accounting and Legal	1-612	1,629.00	1,629.00
Total 1186:						1,629.00
1187						
08/14/2023	Special Dist Management Srvs	07/2023	Miscellaneous	1-685	22.50	22.50
08/14/2023	Special Dist Management Srvs	07/2023	Accounting and Legal	1-612	240.00	240.00
08/14/2023	Special Dist Management Srvs	07/2023	Management	1-680	933.60	933.60
Total 1187:						1,196.10
Grand Totals:						5,445.90

York Street Metropolitan District
August-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,445.90	\$ -		\$ 5,445.90
		-		-
Total Disbursements	\$ 5,445.90	\$ -	\$ -	\$ 5,445.90

Funding Approved
9/15/2023 per
Seef

Released 9/26/2023
TH

York Street Metropolitan District

Check Register - YSMD

Check Issue Dates: 9/1/2023 - 9/30/2023

Page: 1

Sep 15, 2023 01:50PM

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1188 M 09/15/2023	CliftonLarsonAllen LLP	3839596	Accounting and Legal	1-612	2,544.89	2,544.89
Total 1188:						2,544.89
1189 M 09/15/2023	Miller & Associates	828	Accounting and Legal	1-612	183.46	183.46
Total 1189:						183.46
1190 C 09/15/2023	Special Dist Management Srvs	08/2023	Miscellaneous	1-685	25.00	25.00
09/15/2023	Special Dist Management Srvs	08/2023	Accounting and Legal	1-612	272.00	272.00
09/15/2023	Special Dist Management Srvs	08/2023	Management	1-680	294.00	294.00
Total 1190:						591.00
Grand Totals:						3,319.35

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1188						
09/15/2023	CliftonLarsonAllen LLP	3839596	Accounting and Legal	1-612	2,544.89	2,544.89
Total 1188:						<u>2,544.89</u>
1189						
09/15/2023	Miller & Associates	828	Accounting and Legal	1-612	183.46	183.46
Total 1189:						<u>183.46</u>
1190						
09/15/2023	Special Dist Management Srvs	08/2023	Miscellaneous	1-685	25.00	25.00
09/15/2023	Special Dist Management Srvs	08/2023	Accounting and Legal	1-612	272.00	272.00
09/15/2023	Special Dist Management Srvs	08/2023	Management	1-680	294.00	294.00
Total 1190:						<u>591.00</u>
Grand Totals:						<u><u>3,319.35</u></u>

**York Street Metropolitan District
September-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 3,319.35	\$ -		\$ 3,319.35
		-		-
Total Disbursements	<u>\$ 3,319.35</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,319.35</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1191						
10/13/2023	CliftonLarsonAllen LLP	3874705	Accounting and Legal	1-612	829.24	829.24
Total 1191:						<u>829.24</u>
1192						
10/13/2023	Colorado Special Districts P&L P	24PL-61483-1405	Prepaid Expenses	1-143	2,076.00	2,076.00
10/13/2023	Colorado Special Districts P&L P	24WC-61483-0394	Prepaid Expenses	1-143	450.00	450.00
Total 1192:						<u>2,526.00</u>
1193						
10/13/2023	Miller & Associates	868	Accounting and Legal	1-612	838.08	838.08
Total 1193:						<u>838.08</u>
1194						
10/13/2023	Special Dist Management Svcs	09/2023	Miscellaneous	1-685	44.11	44.11
10/13/2023	Special Dist Management Svcs	09/2023	Accounting and Legal	1-612	384.00	384.00
10/13/2023	Special Dist Management Svcs	09/2023	Management	1-680	341.60	341.60
Total 1194:						<u>769.71</u>
1195						
10/13/2023	T. Charles Wilson Insurance Se	13247	Prepaid Expenses	1-143	595.00	595.00
Total 1195:						<u>595.00</u>
Grand Totals:						<u><u>5,558.03</u></u>

York Street Metropolitan District
October-23

	General	Debt	Capital	Totals
Disbursements	\$ 5,558.03	\$ -		\$ 5,558.03
		-		-
Total Disbursements	\$ 5,558.03	\$ -	\$ -	\$ 5,558.03

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

AUG 28 2023

August 25, 2023

YORK STREET METRO DISTRICT
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: JUDY LEYSHON
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

To JUDY LEYSHON:

Enclosed is the 2023 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2023.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to read "KM", with a long horizontal flourish extending to the right.

Ken Musso
Adams County Assessor
KM/rmb

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **420 - YORK STREET METRO DISTRICT**

IN ADAMS COUNTY ON 8/24/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$4,483,230
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,686,500
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,686,500
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$83,212,182
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
---	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

YORK STREET METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**YORK STREET METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 1 2024	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 352,039	\$ 471,803	\$ 474,997	\$ 474,997	\$ 567,302	\$ 567,302
REVENUES						
Property taxes	353,522	354,296	350,934	354,296	1,099,072	1,078,131
Specific ownership taxes	25,604	24,801	11,479	23,300	64,177	62,711
Interest income	2,510	707	3,876	6,856	25,250	25,250
Total revenues	<u>381,636</u>	<u>379,804</u>	<u>366,289</u>	<u>384,452</u>	<u>1,188,499</u>	<u>1,166,092</u>
Total funds available	<u>733,675</u>	<u>851,607</u>	<u>841,286</u>	<u>859,449</u>	<u>1,755,801</u>	<u>1,733,394</u>
EXPENDITURES						
General Fund	51,901	115,000	17,163	82,346	110,000	110,000
Debt Service Fund	206,777	220,000	63,875	209,801	229,227	229,000
Total expenditures	<u>258,678</u>	<u>335,000</u>	<u>81,038</u>	<u>292,147</u>	<u>339,227</u>	<u>339,000</u>
Total expenditures and transfers out requiring appropriation	<u>258,678</u>	<u>335,000</u>	<u>81,038</u>	<u>292,147</u>	<u>339,227</u>	<u>339,000</u>
ENDING FUND BALANCES	<u>\$ 474,997</u>	<u>\$ 516,607</u>	<u>\$ 760,248</u>	<u>\$ 567,302</u>	<u>\$ 1,416,574</u>	<u>\$ 1,394,394</u>
EMERGENCY RESERVE	\$ 3,200	\$ 3,200	\$ 3,000	\$ 3,200	\$ 4,300	\$ 4,200
DEBT SERVICE RESERVE (148,700)	149,893	148,700	148,700	148,700	148,700	148,700
TOTAL RESERVE	<u>\$ 301,182</u>	<u>\$ 287,113</u>	<u>\$ 382,620</u>	<u>\$ 321,858</u>	<u>\$ 354,720</u>	<u>\$ 348,552</u>

No assurance provided. See summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 1 2024	BUDGET 2 2024
ASSESSED VALUATION						
Residential	\$ 4,549,560	\$ 4,422,620	\$ 4,422,620	\$ 4,422,620	\$ 5,628,800	\$ 5,319,112
State assessed	1,580	1,690	1,690	1,690	1,460	1,460
Vacant land	290	290	290	290	280	280
Personal property	51,050	58,630	58,630	58,630	55,960	55,960
	<u>4,602,480</u>	<u>4,483,230</u>	<u>4,483,230</u>	<u>4,483,230</u>	<u>5,686,500</u>	<u>5,376,812</u>
Adjustments	-	-	-	-	-	-
Certified Assessed Value	<u>\$ 4,602,480</u>	<u>\$ 4,483,230</u>	<u>\$ 4,483,230</u>	<u>\$ 4,483,230</u>	<u>\$ 5,686,500</u>	<u>\$ 5,376,812</u>
MILL LEVY						
General	21.152	21.761	21.761	21.761	22.329	22.543
Debt Service	55.664	57.266	57.266	57.266	58.762	59.324
Total mill levy	<u>76.816</u>	<u>79.027</u>	<u>79.027</u>	<u>79.027</u>	<u>81.091</u>	<u>81.867</u>
PROPERTY TAXES						
General	\$ 97,352	\$ 97,560	\$ 97,560	\$ 97,560	\$ 126,974	\$ 121,209
Debt Service	256,192	256,737	256,737	256,737	334,150	318,974
Levied property taxes	<u>353,544</u>	<u>354,297</u>	<u>354,297</u>	<u>354,297</u>	<u>461,124</u>	<u>440,183</u>
Adjustments to actual/rounding	-	-	(3,363)	-	-	-
Budgeted property taxes	<u>\$ 353,544</u>	<u>\$ 354,297</u>	<u>\$ 350,934</u>	<u>\$ 354,297</u>	<u>\$ 461,124</u>	<u>\$ 440,183</u>
BUDGETED PROPERTY TAXES						
General	\$ 97,352	\$ 97,560	\$ 96,633	\$ 97,560	\$ 126,974	\$ 121,209
Debt Service	256,192	256,737	254,301	256,737	334,150	318,974
	<u>\$ 353,544</u>	<u>\$ 354,297</u>	<u>\$ 350,934</u>	<u>\$ 354,297</u>	<u>\$ 461,124</u>	<u>\$ 440,183</u>

No assurance provided. See summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 1 2024	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 98,783	\$ 148,669	\$ 151,289	\$ 151,289	\$ 173,158	\$ 173,158
REVENUES						
Property taxes	97,346	97,559	96,633	97,559	126,974	121,209
Specific ownership taxes	7,051	6,829	3,161	6,300	8,888	8,485
Interest income	10	356	-	356	7,000	7,000
Total revenues	<u>104,407</u>	<u>104,744</u>	<u>99,794</u>	<u>104,215</u>	<u>142,862</u>	<u>136,694</u>
Total funds available	<u>203,190</u>	<u>253,413</u>	<u>251,083</u>	<u>255,504</u>	<u>316,020</u>	<u>309,852</u>
EXPENDITURES						
General and administrative						
Accounting	20,419	23,000	7,428	15,000	20,000	20,000
Auditing	5,900	6,300	-	6,500	7,000	7,000
County Treasurer's fee	1,460	1,463	1,450	1,463	1,905	1,818
Dues and membership	459	580	358	358	580	580
Insurance	5,051	3,500	945	945	3,500	3,500
District management	10,480	17,500	4,170	10,000	15,000	15,000
Legal	6,534	10,000	2,708	8,000	10,000	10,000
Miscellaneous	26	-	24	-	-	-
Election	1,572	10,000	80	80	-	-
Repay developer advance	-	40,000	-	40,000	50,000	50,000
Contingency	-	2,657	-	-	2,015	2,102
Total expenditures	<u>51,901</u>	<u>115,000</u>	<u>17,163</u>	<u>82,346</u>	<u>110,000</u>	<u>110,000</u>
Total expenditures and transfers out requiring appropriation	<u>51,901</u>	<u>115,000</u>	<u>17,163</u>	<u>82,346</u>	<u>110,000</u>	<u>110,000</u>
ENDING FUND BALANCES	<u>\$ 151,289</u>	<u>\$ 138,413</u>	<u>\$ 233,920</u>	<u>\$ 173,158</u>	<u>\$ 206,020</u>	<u>\$ 199,852</u>
EMERGENCY RESERVE	\$ 3,200	\$ 3,200	\$ 3,000	\$ 3,200	\$ 4,300	\$ 4,200
AVAILABLE FOR OPERATIONS	148,089	135,213	230,920	169,958	201,720	195,652
TOTAL RESERVE	<u>\$ 151,289</u>	<u>\$ 138,413</u>	<u>\$ 233,920</u>	<u>\$ 173,158</u>	<u>\$ 206,020</u>	<u>\$ 199,852</u>

No assurance provided. See summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 1 2024	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 253,256	\$ 323,134	\$ 323,708	\$ 323,708	\$ 394,144	\$ 394,144
REVENUES						
Property taxes	256,176	256,737	254,301	256,737	334,150	318,974
Specific ownership taxes	18,553	17,972	8,318	17,000	23,391	22,328
Interest income	2,500	351	3,876	6,500	18,250	18,250
Total revenues	<u>277,229</u>	<u>275,060</u>	<u>266,495</u>	<u>280,237</u>	<u>375,791</u>	<u>359,552</u>
Total funds available	<u>530,485</u>	<u>598,194</u>	<u>590,203</u>	<u>603,945</u>	<u>769,935</u>	<u>753,696</u>
EXPENDITURES						
General and administrative						
County Treasurer's fee	3,843	3,851	3,815	3,851	5,012	4,785
Miscellaneous	51	-	-	-	-	-
Paying agent fees	-	5,500	-	5,500	5,500	5,500
Contingency	-	10,199	-	-	10,375	10,375
Debt Service						
Loan Interest	122,883	120,450	-	120,450	118,340	118,340
Loan Principal	80,000	80,000	-	80,000	90,000	90,000
Total expenditures	<u>206,777</u>	<u>220,000</u>	<u>63,875</u>	<u>209,801</u>	<u>229,227</u>	<u>229,000</u>
Total expenditures and transfers out requiring appropriation	<u>206,777</u>	<u>220,000</u>	<u>63,875</u>	<u>209,801</u>	<u>229,227</u>	<u>229,000</u>
ENDING FUND BALANCES	<u>\$ 323,708</u>	<u>\$ 378,194</u>	<u>\$ 526,328</u>	<u>\$ 394,144</u>	<u>\$ 540,708</u>	<u>\$ 524,696</u>
DEBT SERVICE RESERVE (148,700)	<u>\$ 149,893</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>
TOTAL RESERVE	<u>\$ 149,893</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>	<u>\$ 148,700</u>

No assurance provided. See summary of significant assumptions.

**YORK STREET METROPOLITAN DISTRICT
2024 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.

**YORK STREET METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes – (continued)

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2024, the assessment rate for single family residential property decreases to 6.765% from 6.95%. The rate for multifamily residential property, the newly created subclass, decreases to 6.765% from 6.80%. Agricultural and renewable energy production property remains at 26.4%. Producing oil and gas remains at 87.5%. All other nonresidential property decreases to 27.90% from 29%.

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 7% of the property taxes collected.

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5.00%.

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.

County Treasurer's fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments are provided based on the anticipated debt amortization schedule from the Series 2019A Bonds (discussed under Debt and Leases).

**YORK STREET METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Tax-Exempt Loan, Series 2019A Bonds

On November 20, 2019, the District issued the 2019A Bonds in the principal amount of \$4,100,000 during December of 2019. The 2019A Bonds were issued as tax-exempt bonds with an interest rate of 3.00% per annum. Interest is payable semi-annually on June 1 and December 1, commencing on June 1, 2020. Mandatory principal payments are due on December 1, commencing on December 1, 2020, with final payment due on December 1, 2034.

The 2019A Bonds were 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 moneys with the District determines in its sole discretion to apply as pledged revenue. Proceeds from the 2019A Bonds, together with existing funds of the District held in connection with the Series 2017 Bonds were used to (i) refund the District's outstanding General Obligation Limited Tax (Convertible to Unlimited Tax)

Bonds, Series 2017 A and Subordinate General Obligation Limited Tax Bonds, Series 2017B, (ii) reimburse amounts due and owing to the developer, (iii) fund a debt service reserve fund for the Loan, as provided herein, and (iii) pay the costs related to the issuance of the Loan.

Developer Advances

The District entered into an Advance and Reimbursement Agreement for Operation and Maintenance (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 7% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

The following is an analysis of changes in long-term obligations:

	Balance - December 31, 2022	Additions *	Payments *	Balance - December 31, 2023
Series 2019 Loan - Principal	\$ 3,960,000	\$ -	\$ 80,000	\$ 3,880,000
Developer Advances	128,357	-	-	128,357
Accrued Interest - Developer Advances	34,599	9,110	40,000	3,709
Total Long Term Obligations	\$ 4,122,956	\$ 9,110	\$ 120,000	\$ 4,012,066

	Balance - December 31, 2023	Additions *	Payments *	Balance - December 31, 2024
Series 2019 Loan - Principal	\$ 3,880,000	\$ -	\$ 90,000	\$ 3,790,000
Developer Advances	128,357	-	42,472	85,885
Accrued Interest	3,709	7,376	7,528	3,557
Total Long Term Obligations	\$ 4,012,066	\$ 7,376	\$ 140,000	\$ 3,879,442

* Estimates

**YORK STREET METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

Debt Service Reserve

Series 2019 Bonds – The District will be required to maintain a debt service reserve and surplus fund in accordance with the 2019 bond issuance.

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

**YORK STREET METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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

**York Street Metropolitan District
Property Tax Summary Information
2024 Budget**

	2023 Adopted Budget	Scenario A* (Service Plan Max)	Scenario B* (Service Plan Max)
ASSESSED VALUATION			
Single-Family Residential	\$ 4,422,620	\$ 5,628,800	\$ 5,319,112
State Assessed	1,690	1,460	1,460
Vacant land	290	280	280
Personal property	58,630	55,960	55,960
Certified Assessed Value	\$ 4,483,230	\$ 5,686,500	\$ 5,376,812
MILL LEVY			
General	21.761	22.329	22.543
Debt Service	57.266	58.762	59.324
Total mill levy	79.027	81.091	81.867
PROPERTY TAXES			
General	\$ 97,560	\$ 126,974	\$ 121,209
Debt Service	256,737	334,150	318,974
Levied property taxes	354,297	461,124	440,183
Budgeted property taxes	\$ 354,297	\$ 461,124	\$ 440,183
Percentage Change Over Prior Year		30.15%	24.24%

*SCENARIO A INDICATES THAT NOVEMBER BALLOT DOES NOT PASS. SCENARIO B INDICATES BALLOT ISSUE IN NOVEMBER PASSES

BUDGET RESOLUTION

(2024)

CERTIFIED COPY OF RESOLUTION

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

At the special meeting of the Board of Directors of York Street Metropolitan District, City of Thornton, County of Adams, Colorado, held at 10:00 AM on Thursday, November 2, 2023. The meeting was held via Zoom The Board Members present were:

Richard Green

Also present was Diane Miller of Miller & Associates Law Offices, LLC (“District Counsel”), Peggy Ripko of Special District Management Services, Inc. and Seef Le Roux of CliftonLarsonAllen LLP.

District Counsel 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. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that a notice of the meeting was posted in at three (3) places within the boundaries of the District and at the Adams County Clerk and Recorder’s Office, and to the best of their knowledge, remains posted to the date of this meeting.

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR TO HELP DEFRAID THE COSTS OF THE GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE YORK STREET METROPOLITAN DISTRICT, CITY OF THORNTON, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE LAST DAY OF DECEMBER, 2024.

WHEREAS, the Board of Directors (the “Board”) of the York Street Metropolitan District (the “District”) has authorized its consultants, treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2023; and

WHEREAS, the proposed 2024 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 2, 2023 in the Northglenn-Thornton Sentinel, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 10:00 AM on Thursday, November 2, 2023, 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 Article X, Section 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, ADAMS COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2024 Revenues and 2024 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2024, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024.

Section 3. 2024 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the General Fund for operating expenses is \$_____, and that the 2023 valuation for assessment, as certified by the Adams County Assessor, is \$_____. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2023.

Section 4. 2023 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money from property tax revenue necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$_____ and that the 2023 valuation for assessment, as certified by the Adams County Assessor, is \$_____. That for the purposes of meeting all debt retirement expenses of the District during the 2024 budget year, there is hereby levied a tax of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the District during the year 2023.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant or manager for the District is hereby authorized and directed to certify to the Adams County Board of County Commissioners, no later than December 15, 2023, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, 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 the Secretary/Treasurer of the District, and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Green.

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 2, 2023.

YORK STREET METROPOLITAN DISTRICT

By: _____
Richard Green, President

ATTEST:

Secretary

STATE OF COLORADO
COUNTY OF ADAMS
YORK STREET METROPOLITAN DISTRICT

I, Brian P. Jumps, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of 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 10:00 AM on Friday, November 12, 2021, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2022; 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 on November 12, 2021.

Brian P. Jumps, Secretary/Treasurer

EXHIBIT A
2022 BUDGET DOCUMENT & BUDGET MESSAGE FOR
YORK STREET METROPOLITAN DISTRICT

**YORK STREET METROPOLITAN DISTRICT 2022
BUDGET**

SUMMARY OF SIGNIFICANT ASSUMPTIONS



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

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.