

LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2024

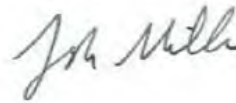
To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2024 budget and budget message for STERLING RANCH METROPOLITAN DISTRICT NO. 2 in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 28, 2023. If there are any questions on the budget, please contact:

Josh Miller, District Manager
c/o CliftonLarsonAllen LLP
121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80903
Telephone number: 303-779-5710

I, Josh Miller, District Manager of the Sterling Ranch Metropolitan District No. 2, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:



Josh Miller, District Manager

**RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024**

The Board of Directors of Sterling Ranch Metropolitan District No. 2 (the “**Board**”), El Paso County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 28, 2023, at the hour of 11:00 AM.

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

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NOTICE AS TO PROPOSED 2024 BUDGET

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 11/20/2023**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 11/20/2023, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

1] **KAREN HOGAN**
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

Document Authentication Number
20224024441-660284

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET

The Board of Directors (the "Board") of the STERLING RANCH METROPOLITAN DISTRICT No. 2 (the "District"), will hold a public hearing at via teleconference on November 28, 2023, at 11:00 AM, to consider adoption of the District's proposed 2024 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

<https://teams.microsoft.com/join/198938d963d742799852007c1871741711762469147570f8420f8e2770?context=91062741f1992453424434586c93ba4e6320f9c474baad60e2502c726d09e253a2249ca1a46-bd0c-2163-980c-3ff8d0c07d55592a7d>

Or call in (audio only) +1 720-547-5281, 23728897# United States, Denver
Phone Conference ID: 237 328 897#

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111. Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.sterlingranchmetro.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:
STERLING RANCH METROPOLITAN DISTRICT
NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado
/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law
Published in the Gazette November 20, 2023.

WHEREAS, the Board has designated its legal counsel to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

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

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 11.549 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of 46.196 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of

0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.


Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 28, 2023.

DISTRICT:

STERLING RANCH METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

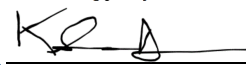
By: 
 13792DB91D3641A...
 Officer of the District

Attest:

By: 
 B0841451010A498...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
 Attorneys at Law


 4CDD94B69E70458...
 General Counsel to the District

STATE OF COLORADO
 COUNTY OF EL PASO
 STERLING RANCH METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on November 28, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of November, 2023.

DocuSigned by:
 
 B0841451010A498...

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

STERLING RANCH METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDED DECEMBER 31, 2024

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (87,553)	\$ 19,935,141	\$ 11,483,671
REVENUES			
Property taxes	499,570	532,212	798,261
Specific ownership taxes	51,962	53,760	79,826
Interest income	352,055	924,492	470,337
District Impact Fees	64,400	420,000	560,000
Intergovernmental revenues	144,126	-	-
System Development Fees	15,000	-	-
Other revenue	-	-	1,046
Bond issuance proceeds	37,475,000	-	-
Total revenues	<u>38,602,113</u>	<u>1,930,464</u>	<u>1,909,470</u>
TRANSFERS IN	<u>21,377,079</u>	<u>-</u>	<u>-</u>
Total funds available	<u>59,891,639</u>	<u>21,865,605</u>	<u>13,393,141</u>
EXPENDITURES			
General Fund	144,214	117,689	177,000
Debt Service Fund	15,885,237	2,123,050	2,126,242
Capital Projects Fund	2,549,968	8,141,195	6,638,251
Total expenditures	<u>18,579,419</u>	<u>10,381,934</u>	<u>8,941,493</u>
TRANSFERS OUT	<u>21,377,079</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>39,956,498</u>	<u>10,381,934</u>	<u>8,941,493</u>
ENDING FUND BALANCES	<u>\$ 19,935,141</u>	<u>\$ 11,483,671</u>	<u>\$ 4,451,648</u>
CAPITALIZED INTEREST FUND	\$ 2,113,163	\$ -	\$ -
RESERVE FUND (\$3,256,750)	3,256,750	3,256,750	3,256,750
SURPLUS FUND (\$3,747,500)	641,964	1,818,670	1,194,898
TOTAL RESERVE	<u>\$ 6,011,877</u>	<u>\$ 5,075,420</u>	<u>\$ 4,451,648</u>

No assurance provided. See summary of significant assumptions.

STERLING RANCH METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/25/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 3,863,470	\$ 7,938,830	\$ 10,739,390
Commercial	13,740	26,970	1,770
Agricultural	40	-	5,650
State assessed	79,940	124,380	83,040
Vacant land	3,524,310	1,471,150	2,994,050
	7,481,500	9,561,330	13,823,900
Certified Assessed Value	\$ 7,481,500	\$ 9,561,330	\$ 13,823,900

MILL LEVY

General	11.132	11.132	11.549
Debt Service	55.664	44.531	46.196
Total mill levy	66.796	55.663	57.745

PROPERTY TAXES

General	\$ 83,284	\$ 106,437	\$ 159,652
Debt Service	416,450	425,776	638,609
Levied property taxes	499,734	532,213	798,261
Adjustments to actual/rounding	(164)	-	-
Budgeted property taxes	\$ 499,570	\$ 532,213	\$ 798,261

BUDGETED PROPERTY TAXES

General	\$ 83,257	\$ 106,437	\$ 159,652
Debt Service	416,313	425,776	638,609
	\$ 499,570	\$ 532,213	\$ 798,261

No assurance provided. See summary of significant assumptions.

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ (87,553)	\$ -	\$ -
REVENUES			
Property taxes	83,257	106,437	159,652
Specific ownership taxes	8,660	10,752	15,965
Interest income	163	500	337
System Development Fees	15,000	-	-
Other revenue	-	-	1,046
Total revenues	107,080	117,689	177,000
TRANSFERS IN			
Transfers from other funds	128,187	-	-
Total funds available	147,714	117,689	177,000
EXPENDITURES			
General and administrative			
County Treasurer's fee	1,252	1,597	2,395
Contingency	-	-	1,046
Intergovernmental expenditures - SRMD No. 3	119,173	116,092	173,559
Intergovernmental expenditures - SRMD No. 1	23,789	-	-
Total expenditures	144,214	117,689	177,000
TRANSFERS OUT			
Transfer to other funds	3,500	-	-
Total expenditures and transfers out requiring appropriation	147,714	117,689	177,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

STERLING RANCH METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 6,011,877	\$ 5,075,420
REVENUES			
Property taxes	416,313	425,775	638,609
Specific ownership taxes	43,302	43,008	63,861
District Impact Fees	64,400	420,000	560,000
Interest income	108,268	297,810	240,000
Intergovernmental revenues	144,126	-	-
Total revenues	776,409	1,186,593	1,502,470
TRANSFERS IN			
Transfers from other funds	21,248,892	-	-
Total funds available	22,025,301	7,198,470	6,577,890
EXPENDITURES			
General and administrative			
County Treasurer's fee	6,258	6,387	9,579
Paying agent fees	3,500	3,500	3,500
Debt Service			
Bond interest	1,173,979	2,113,163	2,113,163
Bond Principal	13,365,000	-	-
Bond interest - Series 2015	1,336,500	-	-
Total expenditures	15,885,237	2,123,050	2,126,242
TRANSFERS OUT			
Transfers to other fund	128,187	-	-
Total expenditures and transfers out requiring appropriation	16,013,424	2,123,050	2,126,242
ENDING FUND BALANCES	\$ 6,011,877	\$ 5,075,420	\$ 4,451,648
CAPITALIZED INTEREST FUND	\$ 2,113,163	\$ -	\$ -
RESERVE FUND (\$3,256,750)	3,256,750	3,256,750	3,256,750
SURPLUS FUND (\$3,747,500)	641,964	1,818,670	1,194,898
TOTAL RESERVE	\$ 6,011,877	\$ 5,075,420	\$ 4,451,648

No assurance provided. See summary of significant assumptions.

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 13,923,264	\$ 6,408,251
REVENUES			
Interest income	243,624	626,182	230,000
Bond issuance proceeds	37,475,000	-	-
Total revenues	<u>37,718,624</u>	<u>626,182</u>	<u>230,000</u>
Total funds available	<u>37,718,624</u>	<u>14,549,446</u>	<u>6,638,251</u>
EXPENDITURES			
Capital Projects			
Intergovernmental expenditures - SRMD No. 3	1,425,653	284,746	200,000
Bond issue costs	1,124,315	-	-
Capital outlay	-	7,856,449	6,438,251
Total expenditures	<u>2,549,968</u>	<u>8,141,195</u>	<u>6,638,251</u>
TRANSFERS OUT			
Transfers to other funds	<u>21,245,392</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>23,795,360</u>	<u>8,141,195</u>	<u>6,638,251</u>
ENDING FUND BALANCES	<u>\$ 13,923,264</u>	<u>\$ 6,408,251</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Sterling Ranch Metropolitan District No. 2 (“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 El Paso County, Colorado on February 1, 2011 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Consolidated Service Plan, approved by El Paso County on March 7, 2011, formed the Sterling Ranch Metropolitan Districts Nos. 1 – 3 (“The Districts”) The District's service area is located entirely within El Paso County, Colorado.

The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for residential and commercial development. The District was organized in conjunction with Sterling Ranch Metropolitan District No. 1 (“District No. 1”) and Sterling Ranch Metropolitan District No. 3 (“District No. 3”) to serve the needs of the Sterling Ranch development for the purpose of financing, construction and operation of improvements and infrastructure serving the three districts.

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

The District prepares its budget on the modified accrual basis of accounting, in accordance with 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 Information page of the budget.

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes – (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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 forecast assumes that the District's share will be equal to approximately 10% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

District Impact Fees

The District collects a District Impact Fee from builders at closing or at the time a permit is issued. These revenues are pledged for debt service on the outstanding bonds.

Expenditures

Intergovernmental Expenditures

Pursuant to an Intergovernmental Agreement with Sterling Ranch Metro District No. 3 the District is obligated to impose a mill levy, not to exceed 10.000 mills, subject to certain adjustments, and remit property taxes derived from such mill levy, together with a portion of specific ownership taxes applicable to property within the District.

County Treasurer's Fees

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

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

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 2022 Bonds. (Discussed under Debt and Leases).

Debt and Leases

On May 11, 2022 the District issued Series 2022 \$37,475,000 General Obligation Limited Tax Refunding and Improvement Bonds ("Series 2022 Bonds") for the purpose of: (i) financing the cost of acquisition, construction, and installation of certain public improvements; (ii) funding the initial deposit to the surplus fund; (iii) funding the capitalized interest on the bonds; and (iv) paying other costs incurred in connection with the issuance of the Series 2022 Bonds. The Series 2022 Bonds bear interest at 5.250% - 5.750%. The Series 2022 Bonds have an anticipated maturity date of December 1, 2051.

The District has no operating or capital leases.

	Balance - December 31, 2022	Additions	Retirements	Anticipated Balance - December 31, 2023*
Series 2022 - General Obligation Bonds	\$ 37,475,000	\$ -	\$ -	37,475,000
Total	<u>\$ 37,475,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,475,000</u>
	Anticipated Balance - December 31, 2023*	Additions	Retirements	Anticipated Balance - December 31, 2024*
Series 2022 - General Obligation Bonds	\$ 37,475,000	\$ -	\$ -	\$ 37,475,000
Total	<u>\$ 37,475,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,475,000</u>

* - Estimated

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to District No. 3, which pays for all Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2024 Budget.

This information is an integral part of the accompanying budget.

**STERLING RANCH METROPOLITAN DISTRICT NO. 2
DEBT SERVICE REQUIREMENTS TO MATURITY**

\$37,475,000 Limited Tax General Obligation Bonds

Issue date May 11, 2022

Principal Due Annually December 1

Interest at 5.25% - 5.75%

Due June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 2,113,163	\$ 2,113,163
2025	-	2,113,163	2,113,163
2026	-	2,113,163	2,113,163
2027	-	2,113,163	2,113,163
2028	260,000	2,113,163	2,373,163
2029	490,000	2,099,513	2,589,513
2030	595,000	2,073,788	2,668,788
2031	625,000	2,042,550	2,667,550
2032	715,000	2,009,738	2,724,738
2033	750,000	1,972,200	2,722,200
2034	845,000	1,930,950	2,775,950
2035	895,000	1,884,475	2,779,475
2036	1,000,000	1,835,250	2,835,250
2037	1,050,000	1,780,250	2,830,250
2038	1,165,000	1,722,500	2,887,500
2039	1,230,000	1,658,425	2,888,425
2040	1,355,000	1,590,775	2,945,775
2041	1,430,000	1,516,250	2,946,250
2042	1,570,000	1,437,600	3,007,600
2043	1,655,000	1,351,250	3,006,250
2044	1,810,000	1,256,088	3,066,088
2045	1,915,000	1,152,013	3,067,013
2046	2,085,000	1,041,900	3,126,900
2047	2,205,000	922,013	3,127,013
2048	2,395,000	795,225	3,190,225
2049	2,535,000	657,513	3,192,513
2050	2,745,000	511,750	3,256,750
2051	6,155,000	353,913	6,508,913
	<u>\$ 31,320,000</u>	<u>\$ 43,807,831</u>	<u>\$ 75,127,831</u>

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of EL PASO COUNTY, Colorado.

On behalf of the STERLING RANCH METROPOLITAN DISTRICT NO. 2

the BOARD OF DIRECTORS (taxing entity)^A

of the STERLING RANCH METROPOLITAN DISTRICT NO. 2 (governing body)^B
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 13,823,900 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ 13,823,900 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 01/10/24 for budget/fiscal year 2024.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>11.549</u> mills	\$ <u>159,652</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.549 mills	\$ 159,652
3. General Obligation Bonds and Interest ^J	<u>46.196</u> mills	\$ <u>638,609</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	57.745 mills	\$ 798,261

Contact person: Seef LeRoux Phone: (719) 635-0330
Signed: Seef LeRoux Title: Accountant for the District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

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.

¹ 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.

² 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^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | Public Infrastructure |
| | Series: | General Obligation Limited Tax Refunding and Improvement Bonds - Series 2022 |
| | Date of Issue: | 05/11/2022 |
| | Coupon Rate: | 5.250% - 5.750% |
| | Maturity Date: | 12/01/2051 |
| | Levy: | 46.196 |
| | Revenue: | \$ 638,609 |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 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.