

**EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM**

1.	Name of District(s):	Sterling Ranch Metropolitan District No. 3
2.	Report for Calendar Year:	2021
3.	Contact Information	K. Sean Allen, Esq. WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: 303-858-1800 Email: sallen@wbapc.com
4.	Meeting Information	Regular meetings are scheduled for the 4 th Tuesday of the month at 9:00 a.m. on an as needed basis and may be cancelled if there is no business to transact. Meetings are held via zoom and/or at: 4325 N. Nevada Ave., Suite 100, Colorado Springs, CO Up-to-date information and agendas can be obtained from the contact.
5.	Type of District(s)/ Unique Representational Issues (if any)	This is a residential single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections for the district and are eligible to run for director positions when these positions become open.
6.	Authorized Purposes of the District(s)	The Service Plan authorizes all allowable purposes for Title 32 Special Districts, which includes; road, bridge, channel, drainage, water, sewer, traffic and safety controls, park and recreation improvements.
7.	Active Purposes of the District(s)	The primary purpose of the Districts is to construct and otherwise finance public improvement costs.
8.	Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. 40.000 b. 10.000 c. n/a d. 50.000
9.	Sample Calculation of Current Mill Levy for a Commercial Property.	Assumptions: \$500,000.00 is the total actual value of an example commercial property as determined by El Paso County. District Mill Levy Calculation: $\$500,000 \times .29 = \$145,000$ (assessed value) $\times .0500$ mills = \$7,250 per year in taxes owed solely to this Special District at the current 2020 mill levy.
10.	Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill	

<p>levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 50.0 mills b. 10.0 mills c. None d. 60.0 mills</p>
<p>11. Sample Calculation of Mill Levy Cap for a Commercial Property.</p>	<p>See Assumptions in #9 above \$500,000 x .29 = \$145,000 (assessed value) x .0600 mills = \$8,700 per year</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>No general obligation or revenue bonds have been issued as of the date of this annual report.</p>
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>At each district formation, voted debt is authorized up to \$30,000,000 for streets and up to \$25,000,000 per other capital improvement construction categories and subject to an overall combined \$115,000,000 total debt authorization.</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>None</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>None</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>Sterling Ranch Metro District Nos. 1 and 3 performed internal boundary adjustments in 2021. Certain land was removed from District No. 1 and included into District No. 3 on a planned temporary basis until the subject land is excluded from District No. 3 and included into proposed new District Nos. 4 and 5.</p>

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

White Bear Ankele Tanaka & Waldron, Sean Allen, Esq. – District General Counsel

Name and Title of Respondent



2/25/2022

Signature of Respondent

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to:

El Paso County
Clerk and Recorder

Attention: Clerk to the Board Department
P.O. Box 2007
Colorado Springs, Colorado 80901-2007

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907