

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
CITY OF AURORA  
STERLING HILLS WEST METROPOLITAN DISTRICT  
2024 BUDGET RESOLUTION

The Board of Directors of the Sterling Hills West Metropolitan District, City of Aurora, Arapahoe County, Colorado held a regular meeting on Thursday, November 9, 2023, at the hour of 6:30 P.M., via video conference at <https://us06web.zoom.us/j/81641233793?pwd=REtUZXPecWdoNzM0dFd5cjgxemgxZz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 816 4123 3793, Meeting ID: 816 4123 3793, Passcode: 683527.

The following members of the Board of Directors were present:

President:	Juliet Uhlott
Treasurer:	Michael Lenz
Secretary:	Alberteem Ransom
Assistant Secretary:	CJ Matthews

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Edward W. (Ted) Laves, Colorado Special District Management and Operations; and Jason Carroll, CliftonLarsonAllen LLP.

Ms. Ivey reported that proper notice was made to allow the Board of Directors of the Sterling Hills West Metropolitan District to conduct a public hearing on the 2024 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://sterlinghillswestmd.colorado.gov/>, no less than twenty-four hours prior to the holding of the meeting, and to the best of his knowledge, remains posted to the date of this meeting.

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

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE STERLING HILLS WEST METROPOLITAN DISTRICT, CITY OF AURORA, ARAPAHOE 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 Sterling Hills West Metropolitan District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2023; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 19, 2023, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 9, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; 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 Section 29-1-301, C.R.S., and 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; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STERLING HILLS WEST METROPOLITAN DISTRICT, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO:

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 as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2024. In the event the final assessed valuation provided by the Arapahoe County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Alberteen Ransom, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2024 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$700,027 and that the 2023 valuation for assessment, as certified by the Arapahoe County Assessor, is \$35,212,606. 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 19.880 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 6. 2024 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$885,034 and that the 2023 valuation for assessment, as certified by the Arapahoe County Assessor, is \$35,212,606. 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 25.134 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 7. 2024 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Arapahoe County on or before December 15, 2023, for collection in 2024.

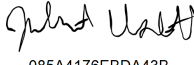
Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Arapahoe County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

The foregoing Resolution was seconded by Director Ransom.


RESOLUTION APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 2023.

STERLING HILLS WEST METROPOLITAN DISTRICT

DocuSigned by:  
  
085A4176EBDA43B

By: Juliet Uhlott  
Its: President

ATTEST:

DocuSigned by:  
  
76704DEE4BE64C0

By: Alberteen Ransom  
Its: Secretary

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
CITY OF AURORA  
STERLING HILLS WEST METROPOLITAN DISTRICT

I, Alberteen Ransom, hereby certify that I am a director and the duly elected and qualified Secretary of the Sterling Hills West Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Sterling Hills West Metropolitan District held on Thursday, November 9, 2023, via video conference at <https://us06web.zoom.us/j/81641233793?pwd=REtUZXPecWdoNzM0dFd5cjgxemgxZz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 816 4123 3793, Meeting ID: 816 4123 3793, Passcode: 683527, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; 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 and affixed the official seal of the District this 9th day of November 2023.

DocuSigned by:  
*Alberteen Ransom*  
75704DEE4BE54C0

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Alberteen Ransom, Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2024 Budget

SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver; State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.  
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated October 19 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated October 19 A.D. 2023.

I witness whereof I have hereunto set my hand this 19th day of October A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 19th day of October A.D. 2023.



Notary Public



**NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING STERLING HILLS WEST METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the STERLING HILLS WEST METROPOLITAN DISTRICT for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Sterling Hills West Metropolitan District

to be held at 6:30 P.M., on Thursday, November 9, 2023. The meeting will be held via video conference at <https://us06web.zoom.us/j/81841233793?pwd=REtUZxpEclWdoNzMDdFd5cGx0mpzZz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 816 4123 3793, Meeting ID: 816 4123 3793, Passcode: 683527. Any interested elector within the Sterling Hills West Metropolitan District may inspect the proposed budget and file or register any objections, at any time prior to the final adoption of the 2024 budget.

BY ORDER OF THE BOARD OF DIRECTORS: STERLING HILLS WEST METROPOLITAN DISTRICT  
By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publication: October 19, 2023  
Sentinel



**NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING  
STERLING HILLS WEST METROPOLITAN DISTRICT**

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BY ORDER OF THE BOARD OF DIRECTORS:  
STERLING HILLS WEST METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *Sentinel*  
Publish On: Thursday, October 19, 2023

**EXHIBIT B**

Budget Document  
Budget Message

**STERLING HILLS WEST METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 295,976	\$ 699,396	\$ 1,016,018
REVENUES			
Property taxes	1,599,886	1,500,229	1,585,061
Specific ownership taxes	101,054	90,013	95,104
Interest income	20,428	64,016	50,264
Other revenue	2,509	567	1,000
Total revenues	<u>1,723,877</u>	<u>1,654,825</u>	<u>1,731,429</u>
Total funds available	<u>2,019,853</u>	<u>2,354,221</u>	<u>2,747,447</u>
EXPENDITURES			
General Fund	438,769	454,848	594,000
Debt Service Fund	881,688	883,355	885,000
Total expenditures	<u>1,320,457</u>	<u>1,338,203</u>	<u>1,479,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,320,457</u>	<u>1,338,203</u>	<u>1,479,000</u>
ENDING FUND BALANCES	<u>\$ 699,396</u>	<u>\$ 1,016,018</u>	<u>\$ 1,268,448</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential	\$ 28,245,646	\$ 27,462,688	\$ 33,250,338
State assessed	4,120	729,470	9,440
Vacant land	1,219,508	1,219,508	1,173,251
Personal property	724,298	4,579	779,577
Certified Assessed Value	<u>\$ 30,193,572</u>	<u>\$ 29,416,245</u>	<u>\$ 35,212,606</u>
<b>MILL LEVY</b>			
General	25.000	23.000	19.880
Debt Service	28.000	28.000	25.134
Total mill levy	<u>53.000</u>	<u>51.000</u>	<u>45.014</u>
<b>PROPERTY TAXES</b>			
General	\$ 754,839	\$ 676,574	\$ 700,027
Debt Service	845,420	823,655	885,034
Levied property taxes	1,600,259	1,500,229	1,585,061
Adjustments to actual/rounding	(373)	-	-
Budgeted property taxes	<u>\$ 1,599,886</u>	<u>\$ 1,500,229</u>	<u>\$ 1,585,061</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 754,663	\$ 676,574	\$ 700,027
Debt Service	845,223	823,655	885,034
	<u>\$ 1,599,886</u>	<u>\$ 1,500,229</u>	<u>\$ 1,585,061</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 94,193	\$ 469,175	\$ 775,062
REVENUES			
Property taxes	754,663	676,574	700,027
Specific ownership taxes	47,667	40,594	42,002
Interest income	8,912	43,000	39,642
Other revenue	2,509	567	1,000
Total revenues	<u>813,751</u>	<u>760,735</u>	<u>782,671</u>
Total funds available	<u>907,944</u>	<u>1,229,910</u>	<u>1,557,733</u>
EXPENDITURES			
General and administrative			
Accounting	29,944	35,000	40,250
Auditing	3,500	4,600	6,500
County Treasurer's fee	11,329	10,149	10,500
Directors' fees	2,000	2,000	3,000
Dues and membership	891	1,000	1,000
Insurance	5,946	6,066	7,000
District management	26,400	28,800	31,680
Legal	22,731	27,600	32,000
Miscellaneous	915	-	-
Conference/seminars	800	3,000	1,500
Payroll taxes	153	153	230
Election	2,682	3,339	-
Contingency	-	-	15,790
Website	92	100	150
Operations and maintenance			
Repairs and maintenance	19,062	31,000	35,650
Landscaping	42,725	50,000	50,000
Parks and recreation	9,230	5,000	5,000
Drainage pond maintenance	1,646	25,000	20,000
Drainage pond renovations - soft costs	14,558	20,000	18,000
Drainage pond - construction	20,370	50,000	100,000
Drainage pond renovations - landscaping	79,584	30,000	100,000
Irrigation upgrades	-	15,000	-
Storage rental	1,140	1,200	1,500
Tree/shrub maintenance	11,507	18,000	22,000
Phone/website service	1,116	1,200	1,500
Snow removal	7,975	3,000	15,000
Utilities	556	-	-
Utilities - irrigation	121,917	82,941	75,000
Utilities - electricity	-	700	750
Total expenditures	<u>438,769</u>	<u>454,848</u>	<u>594,000</u>
ENDING FUND BALANCES	<u>\$ 469,175</u>	<u>\$ 775,062</u>	<u>\$ 963,734</u>
EMERGENCY RESERVE	\$ 24,500	\$ 22,900	\$ 23,500
RESERVE FOR IRRIGATION REPLACEMENT	160,000	175,000	175,000
RESERVE FOR PLAYGROUND REPLACEMENT	50,000	60,000	60,000
RESERVE FOR DETENTION POND	50,000	75,000	75,000
RESERVE FOR PARK IMPROVEMENTS	50,000	60,000	60,000
AVAILABLE FOR OPERATIONS	<u>134,675</u>	<u>382,162</u>	<u>570,234</u>
TOTAL RESERVE	<u>\$ 469,175</u>	<u>\$ 775,062</u>	<u>\$ 963,734</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 201,783	\$ 230,221	\$ 240,956
<b>REVENUES</b>			
Property taxes	845,223	823,655	885,034
Specific ownership taxes	53,387	49,419	53,102
Interest income	11,516	21,016	10,622
Total revenues	<u>910,126</u>	<u>894,090</u>	<u>948,758</u>
Total funds available	<u>1,111,909</u>	<u>1,124,311</u>	<u>1,189,714</u>
<b>EXPENDITURES</b>			
General and administrative			
County Treasurer's fee	12,688	12,355	13,276
Paying agent fees	3,500	3,500	3,500
Contingency	-	-	4,724
Debt Service			
Bond interest	505,500	487,500	468,500
Bond Principal	360,000	380,000	395,000
Total expenditures	<u>881,688</u>	<u>883,355</u>	<u>885,000</u>
Total expenditures and transfers out requiring appropriation	<u>881,688</u>	<u>883,355</u>	<u>885,000</u>
ENDING FUND BALANCES	<u>\$ 230,221</u>	<u>\$ 240,956</u>	<u>\$ 304,714</u>

No assurance provided. See summary of significant assumptions.

**STERLING HILLS WEST METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was formed by Court Order on December 3, 1999, with its formation election held on November 2, 1999. The election approved general obligation indebtedness of \$3,600,000 for streets, \$500,000 for safety controls, \$1,000,000 for water facilities, \$1,500,000 for sewer and storm drainage facilities, \$6,200,000 for parks, and \$750,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$500,000 for general operations and maintenance and \$2,148,000 for repayment of the combined approved debt.

In accordance with its Service Plan, the District was formed to provide for the construction of improvements for streets, landscaping, storm drainage, water and sewer, safety protection, and park improvements and facilities in its service area within the City of Aurora (City). During 2004 the District amended its Service Plan with the City, which allowed the District to increase its debt limitation from \$9,400,000 to \$11,600,000 in order to fund additional capital project costs. As required by the original Service Plan, the District received approval from the City on August 27, 2007 of a Second Amendment to the Service Plan, which approved a refunding of the District's outstanding debt and the issuance of additional debt to pay costs of public improvements in an amount not to exceed \$1,100,000, an extension of the maturity of debt to 2031, and the imposition of a mill levy for payment of debt of not more than 42.55 mills, subject to adjustment for changes occurring after 2000 in the method of calculating assessed valuation. The adjusted maximum mill levy is 57.963.

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.



**STERLING HILLS WEST METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

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

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
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 budget assumes that the District's share will be equal to approximately 6% of total property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Expenditures**

**Administrative Expenses**

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

**Operations and maintenance**

Certain pocket parks and street landscaping improvements and a detention pond are owned and maintained by the District. The estimated costs for repairs and maintenance are found on the General Fund page of the budget.

**STERLING HILLS WEST METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the Series 2017 Bonds as detailed on the debt service schedule and debt service summary page of the Budget (discussed under Debt and Leases).

**Contingency**

The District has provided for the possibility of additional expenditures for landscaping or other contingencies.

**Debt and Leases**

**General Obligation Refunding Bonds**

On September 8, 2017, the District refunded \$11,965,000 of General Obligation Refunding and Improvement Bonds (2007 Bonds) dated September 13, 2007, with interest rates from 4.0% to 5.0% by the issuance of \$11,385,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds (2017 Bonds). Funds from the issuance of the 2017 Bonds were deposited with a trustee and invested in U.S. government securities. The 2007 Bonds were repaid in full by the trustee on December 1, 2017. Proceeds of the 2017 Bonds were also used pay amounts due to the Bond Insurer of the 2007 Bonds and the cost of issuance of the 2017 Bonds.

The 2017 Bonds bear interest at the rate of 5.0% per annum, with an effective interest rate of 3.86% due to the payment of a \$1,498,883 premium paid at the time of issuance. Interest is due June 1 and December 1. Principal is due on December 1. The 2017 Bonds mature on December 1, 2039. The 2017 Bonds are subject to redemption prior to maturity, at the option of the District on December 1, 2027, and on any date thereafter, upon payment of par and accrued interest thereon to the date of redemption.

The 2017 Bonds are secured by and payable from Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2017 Bonds as the same become due and payable but not in excess of 42.55 mills, provided however, that in the event the method of calculating assessed valuation is or was changed after 2000, the maximum mill levy will be increased or decreased to reflect such changes. Once the debt to assessed ratio is 40% or less, the Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2017 Bonds as the same become due and payable without limitation of rate. On December 31, 2023, the District's debt to assessed ratio was 23.60%.

The District has no operating or capital leases.

**STERLING HILLS WEST METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserve Funds**

**Emergency Reserves**

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

**Reserve for Capital Replacement**

The District has set aside funds for the replacement of certain capital assets owned by the District.

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

**STERLING HILLS WEST METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$11,385,000 General Obligation Limited  
Tax Convertible to Unlimited Tax  
Refunding Bonds  
5.00% Serial & Term Bonds Due December 1, 2039  
Series 2017, Dated September 8, 2017  
Interest Payable June 1 and December 1,  
Principal Due December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 395,000	\$ 468,500	\$ 863,500
2025	415,000	448,750	863,750
2026	435,000	428,000	863,000
2027	460,000	406,250	866,250
2028	480,000	383,250	863,250
2029	505,000	359,250	864,250
2030	530,000	334,000	864,000
2031	560,000	307,500	867,500
2032	585,000	279,500	864,500
2033	615,000	250,250	865,250
2034	645,000	219,500	864,500
2035	680,000	187,250	867,250
2036	710,000	153,250	863,250
2037	745,000	117,750	862,750
2038	785,000	80,500	865,500
2039	825,000	41,250	866,250
Total	<u>\$ 9,370,000</u>	<u>\$ 4,464,750</u>	<u>\$ 13,834,750</u>

No assurance provided. See summary of significant assumption.

**EXHIBIT C**

Certification of Tax Levy

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

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

**On behalf of the** STERLING HILLS WEST METROPOLITAN DISTRICT

(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS

(governing body)<sup>B</sup>

of the STERLING HILLS WEST METROPOLITAN DISTRICT

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 35,212,606

(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:

\$ 35,212,606

(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:** 12/15/23  
(no later than Dec. 15)

(mm/dd/yyyy)

for budget/fiscal year 2024

(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>19.880</u> mills	\$ <u>700,027</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<u>19.880</u> mills	\$ <u>700,027</u>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>25.134</u> mills	\$ <u>885,034</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	\$ _____

**TOTAL:** [ Sum of General Operating Subtotal and Lines 3 to 7 ]

45.014 mills

\$ 1,585,061

Contact person: Jason Carroll

Phone: ( 303)779-5710

Signed: \_\_\_\_\_



Title: Accountant for 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.

<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:	General Obligation Limited Tax Convertible to Unlimited Tax Refunding
	Series:	2017
	Date of Issue:	09/08/2017
	Coupon Rate:	5.00%
	Maturity Date:	12/01/2039
	Levy:	25.134
	Revenue:	885,034

2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

**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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Sterling Hills West Metropolitan District of the City of Aurora, Arapahoe County, Colorado on this 9th day of November 2023.

DocuSigned by:  
*Alberteen Ransom*  
75704DEF4BE54C0

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Alberteen Ransom, Secretary

