STERLING RANCH
METROPOLITAN DISTRICT NOS. 4 & 5

EL PASO COUNTY, COLORADO

DRAFT
January 20, 2023

SERVICE PLAN

FOR

STERLING RANCH

METROPOLITAN DISTRICT NOS. 4 & 5

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TABLE OF CONTENTS

I. EXECUTIVE SUMMARY 1

II. DEFINITIONS 3

III. INTRODUCTION 5
- A. Overall Purpose and Intent 5
- B. Need for the Districts 6
- C. County Objectives in Forming The Districts 6
- D. Multiple District Structure 7
  - 1. Multiple District Structure 7
  - 2 Benefits of Multiple District Structure 7
- E. Specific Purposes - Facilities and Services 8
  - 1. Water 8
  - 2. Sanitation 8
  - 3. Street Improvements, Transportation and Safety Protection 8
  - 4. Drainage 9
  - 5. Parks and Recreation 9
  - 6. Mosquito Control 9
  - 7. Fire Protection 10
  - 8. Television Relay and Translation 10
  - 9. Covenant Enforcement and Design Review 10
  - 10. Security Services 10
- F. Other Powers 10
  - 1. Material Modification 10
  - 2 Authority to Modify Implementation of Financing Plan and Public Infrastructure 11
- G. Other Statutory Powers 11
- H. Eminent Domain 11
- I. Intergovernmental Agreements (IGAs) 11
- J. Description of Proposed Boundaries and Service Area 12
  - 1. Initial District Boundaries 12
  - 2. Additional Inclusion Areas 12
  - 3. Extraterritorial Service Areas 12
  - 4. Analysis of Alternatives 12
  - 5. Material Modifications/Service Plan Amendment 13

IV. DEVELOPMENT ANALYSIS 13
- A. Existing Developed Conditions 13
- B. Total Development at Project Buildout 13
- C. Development Phasing and Absorption 14
- D. Status of Underlying Land Use Approvals 14

V. INFRASTRUCTURE SUMMARY 14

VI. FINANCIAL PLAN SUMMARY 15
A. Financial Plan Assumptions and Debt Capacity Model 15
B. Maximum Authorized Debt 15
C. Maximum Mill Levies 15
1. Maximum Debt Service Mill Levy 15
2. Maximum Operational Mill Levy 15
3. Maximum Combined Mill Levy 16
D. Maximum Maturity Period For Debt 16
E. Developer Funding Agreements 16
F. Privately Placed Debt Limitation 16
G. Revenue Obligations 17

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS 17
A. Overlapping Taxing Entities 17
B. Neighboring Jurisdictions 17

VIII. DISSOLUTION 19

A. Dissolution 19
B. Administrative Dissolution 19

IX. COMPLIANCE 19

X. MISCELLANEOUS 19
A. Special District Act 19
B. Disclosure to Prospective Purchasers 19
C. Local Improvements 20
D. Service Plan Not a Contract 20
E. Land Use and Development Approvals 20

XI. CONCLUSION 20

EXHIBITS

A. Maps and Legal Descriptions
   1. Vicinity Map
   2. Initially Included Property Map
   3. Proposed Infrastructure and Amenities Maps
      Detention, water and wastewater infrastructure, roadways, parks and open space
   4. Additional Included Property Map
   5. Legal Descriptions of Initially Included Properties
   6. Legal Description of Additional Included Property

B. Development Summary

C. Infrastructure Capital Costs

D. Financial Plan Summary

E. Annual Report and Disclosure Form

I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed Districts provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed Districts:	Sterling Ranch Metropolitan District Nos. 4 & 5
Property Owners:	Classic SRJ Land, LLC, Mountain View Electric Association, Inc., Artesia Lot Holdings LLC, Vantage Homes Corp. (Schedule Numbers: 5200000553, 5234002001, 5227000008, 5227000006, 5228000038, 5233000015, 5227000005, 5227005001, 5227000007).
Developer:	Classic SRJ, LLC
Description of Development:	The boundaries of the proposed Districts consist of approximately 576 acres of land located southeast of the intersection of Vollmer Road and Arroya Lane in El Paso County. The property within the Districts' boundaries are anticipated to consist of approximately 45 single family homes with an average value of $1,250,000, 5 single family homes with an average value of $850,000, 321 single family homes with an average value of $800,000, 142 single family homes with an average value of $700,000, 238 single family homes with an average value of $675,000, and 851 single family homes with an average value of $650,000 (see financial plan provided as part of Exhibit D for additional detail). A ten-acre school site is anticipated to be located within District No. 4's boundaries. The number of anticipated homes remains an estimate and may be altered depending on the final outcome of the development approval process.
Proposed Improvements to be Financed:	Proposed completion of an estimated $140,000,000 of on and off-site public improvements, including, but not limited to, roadway, water, sanitary sewer, drainage, park and recreation, and Sand Creek Channel improvements (including access roads and wetland mitigation). The foregoing cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall development costs.

Proposed Ongoing Services:	The Developer and the proposed Districts intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water, sewer, streets, stormwater and drainage, and parks and recreation. Because the overall development remains in its infancy, the specific services and potential overlapping service providers have yet to be determined, however, it is anticipated that the Falcon Area Water and Wastewater Authority and the Black Forest Fire Protection District will serve the property within the Districts' boundaries once the necessary improvements are constructed. More information can be provided once determined and known. Additionally, the proposed Districts shall have the power and authority to provide other services as authorized under the Special District Act including, but not limited to, mosquito control, television relay and translation, covenant enforcement and design review, and security services.
Infrastructure Capital Costs:	Approximately $140,000,000
Maximum Debt Authorization:	$150,000,000 (combined for both Districts)
Proposed Debt Mill Levy:	50 mills
Proposed O & M Mill Levy:	15 mills
Proposed Maximum Mill Levies:	65 mills, inclusive of debt (50 mills) and operations and maintenance (15 mills) for each District.
Proposed Fees:	The Districts anticipate imposing fees, including capital fees, facilities fees, drainage fees, and operations and maintenance fees, including an open space maintenance fee and street lighting fee.

II. DEFINITIONS

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

Additional Inclusion Areas: means the property described in Section 3 and depicted on the map found at Exhibit A.3 that is anticipated for future inclusion into the boundaries of the Districts, together with other real property located within a 5-mile radius of the combined area described in Exhibit A.3 and A.5 that may be included upon petition of the property owners thereof.

Annual Report and Disclosure Statement: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Assessment Rate Adjustment: means, if after approval of this Service Plan, the laws of the State change with respect to the assessment of property for taxation purposes, the method of calculating assessed valuation or any other similar changes occur, an allowed adjustment to the Maximum Debt Service Mill Levy or Maximum Operational Mill Levy to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy are neither diminished nor enhanced as a result of such changes.

Board(s): means the board of directors of any District, or in the plural, the boards of directors of all the Districts.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

Conventional Representative District: means a Title 32 special district, which is structured to allow all residents and property owners to participate in elections for the Board of Directors, as otherwise allowed by Statute.

County: means El Paso County, Colorado

Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: An agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "Developer" means any person or entity (including but not limited to corporations, venture partners,

proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term "Developer Funding Agreement" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

District No. 4: means the Sterling Ranch Metropolitan District No. 4, anticipated to consist of residential property.

District No. 5: means the Sterling Ranch Metropolitan District No. 5, anticipated to consist of residential property.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; (iii) is not an officer or employee of the Districts for which External Advisor Services are being rendered; and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Initial District Boundaries: means the initial boundaries of the Districts as described in Section III.J, depicted on the map in Exhibit A.2, and as legally described in the legal description found at Exhibit A.5.

Local Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time.

Maximum Combined Mill Levy: The maximum combined ad valorem mill levy the applicable District may certify against any property within said District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is $150,000,000.

Maximum Debt Service Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purpose of servicing

any Debt incurred by or on behalf of said District.

Maximum Operational Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt.

Planning and Community Development Department: The department of the County formally charged with administering the development regulations of the County.

Public Improvements: Those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

Regional Public Improvements: Facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

Revenue Obligations: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Service Plan for the Districts.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Underlying Land Use Approvals: means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the Districts and their proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, site-specific Planned Unit Development (PUD) plans, or subdivision plans.

III. INTRODUCTION

A. Overall Purpose and Intent.

The Districts will be created pursuant to the Special District Act and are being created with a Conventional Representative District structure under El Paso County policies. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. District No. 4 will consist of approximately 275.92 acres and District No. 5 will consist of approximately 299.68 acres. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as "Sterling Ranch"

(the "Project"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes may include operating and maintaining Public Improvements not otherwise dedicated to another entity. However, the Districts are intended to be utilized primarily for funding purposes. It is anticipated that Sterling Ranch Metropolitan District No. 3 ("District No. 3") will serve as the operating district and it is intended that the Districts will enter into an IGA with District No. 3 to continue that status.

B. Need For The Districts.

There is a need for creation of the Districts. A multiple district structure has been chosen to account for the Project to be developed in multiple phases. The phasing of development will allow for more efficient financing for the overall project. As further explanation, the Districts will serve a large project with significant infrastructure and phasing will require multiple districts to accommodate any delay in development and for a coordinate approach to infrastructure financing. The multiple district structure also allows debt issuance to be done in the most efficient manner by segregating the debt to completed portions of the development instead of one district being compelled to issue debt early in the project. There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Although the Sterling Ranch Metropolitan District Nos. 1-3 ("District Nos. 1-3") are adjacent to the Districts, District Nos. 1-3 are not able or willing to finance or construct the Public Improvements that are necessary to serve the Project. District Nos. 1-3 are in the process of developing and due to a slowdown in economic conditions, changes in development projections, and increases in construction costs, District Nos. 1-3 will not be able to fund the improvements in the areas proposed for the Districts.

add explanation how and why D 3 will be the control district for 4 and 5 ; why cant 4 and 5 manage their own?

C. County Objectives In Forming The Districts.

The County recognizes the Districts as independent quasi-municipal entities which are duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the Districts will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the Districts and the County in the future.

In approving this Service Plan, the objectives of the County include an intent to allow the applicant reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within the Districts.

It is the additional objective of the County to allow for the Districts to provide for the

identified ongoing services which either cannot or will not be provided by the County and/or other districts.

In approving these Districts as a Conventional Representative Districts, it is also an objective of the County to maximize opportunities for full representative participation on the part of future eligible electors. However, because many of the critical financing decisions will be made prior to the existence of resident electors, it is the further intent of the County to accommodate and allow for reasonable and constructive ongoing notice to future property owners of the probable financial impacts associated with owning property within the Districts.

D. Multiple District Structure.

1. Multiple District Structure. Multiple Districts are being proposed for the Project in order to permit the provision of the Public Improvements according to the phasing and pace of development, as well as to promote equitable allocation of costs among properties within the Project. The Districts are intended to be utilized primarily for funding purposes. Sterling Ranch Metropolitan District No. 3 serves as the operating district for Sterling Ranch Metropolitan District Nos. 1 & 2, and it is intended that the Districts will enter into an IGA with District No. 3 to continue that status for the property within the Districts as well.

Each District will be authorized to provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by the Districts as appropriate to deliver the improvements and services to the property within the Project.

Due to the relationship between the Districts and the Project as a whole, various agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help assure the orderly development of essential services and facilities resulting in a community that is aesthetic and an economic asset to the County.

2. Benefits of Multiple District Structure. The use of a multiple district structure as described in this Service Plan serves the best interests of the County, the applicant, and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and (b) assurance that improvements required by the County are financed and constructed in a timely and cost-effective manner.

a. Coordinated Services. As presently planned, development of the Project will proceed in phases, which will require the extension of public services and facilities. The multiple district structure will assure that the construction and operation of each phase of Public Improvements will be administered consistent with a long-term construction and operations program. The Districts will be utilized primarily for funding purposes and District No. 3 is anticipated to be the operating district.

b. Debt Allocation. Allocation of the responsibility for paying debt for

capital improvements will be managed through development of a unified financing plan for these improvements and through development of an integrated operating plan for long-term operations and maintenance for those improvements that are not dedicated to and accepted by the County but retained by the Districts as appropriate. Intergovernmental agreements will help assure that no area within the Project becomes obligated for more than its share of the costs of capital improvements and operations. Neither high nor low-density areas will bear a disproportionate burden of debt and operating costs. Additionally, equity is also promoted due to the fact that there must be a rational relationship between the land that is subject to a district's mill levy and the improvements or services being funded.

E. Specific Purposes -Facilities and Services.

The Districts are authorized to provide the following facilities and services, both within and without the boundaries of the Districts as may be necessary:

1. Water. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations. It is anticipated that the Districts will construct or cause to be constructed the water infrastructure needed for the Project and will dedicate such infrastructure to the Falcon Area Water and Wastewater Authority ("FAWWA") for operation and maintenance. The Districts are anticipated to enter into an IGA with FAWWA for the provision of such services. The water rights associated with the property within the Districts' boundaries have been transferred to FAWWA to facilitate service and FAWWA possesses sufficient water rights to serve such property.

2. Sanitation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction's rules and regulations. It is anticipated that the Districts will construct or cause to be constructed the sanitary sewer infrastructure needed for the Project and will dedicate such infrastructure to FAWWA for operation and maintenance. The Districts are anticipated to enter into an IGA with FAWWA for the provision of such services.

3. Street Improvements, Transportation and Safety Protection. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain,

and provide for arterial and collector streets and roadway improvements, including, but not limited to, two major east-west corridors, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that the Districts will dedicate most of the foregoing street improvements, except underground utilities, to the County upon completion and, following acceptance by the County, the County will own, operate, and maintain such street improvements.

4. Drainage. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction's rules and regulations. It is anticipated that the Districts or the FAWWA will maintain drainageways, detention and water quality facilities, unless and until the County develops a stormwater maintenance district, division, or other entity.

5. Parks and Recreation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs, and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction's rules and regulations. It is anticipated that the Districts will own, operate, and maintain the park and recreation improvements and facilities if not otherwise dedicated to another appropriate entity.

The Districts shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

6. Mosquito Control. The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain and provide for systems and methods for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito

control.

7. Fire Protection. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable fire district. The authority to plan for, design, acquire, construct, install, relocate, redevelop, or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

8. Television Relay and Translation. The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, internet, fiber optics, land and easements, together with extensions and improvements thereto.

9. Covenant Enforcement and Design Review. The Districts shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as it may be amended from time to time, which addresses covenant enforcement and design review services as additional powers of a metropolitan district under certain circumstances. It is anticipated that a homeowners association will provide covenant enforcement and design review services.

10. Security Services. The Districts shall have the power and authority to provide security services within the boundaries of the Districts, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as it may be amended from time to time, which addresses security services as an additional power of a metropolitan district under certain circumstances. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the El Paso County Sheriff's Department) within the boundaries of the Districts.

11. Solid Waste Disposal. The Districts have no plans to provide solid waste disposal services.

12. General. Because the overall development remains in its infancy, the specific services and potential overlapping service providers have yet to be determined. Based on current information, it is anticipated that the Districts will ultimately utilize other service providers to provide water, sanitary sewer, and fire protection services once the necessary improvements have been constructed. More information can be provided once determined and known. Further, to the extent any of the above-referenced facilities, improvements, and services are dedicated to and accepted by the County, the County shall own, operate, and maintain such accepted facilities and related improvements. The Districts shall be authorized to own, operate, and maintain any facilities, improvements, and appurtenances not otherwise dedicated to and accepted by any Provider Jurisdiction, subject to any applicable County rules and regulations.

F. Other Powers.

1. Amendments. The Districts shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S. (See

material modification).

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the Districts may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the Districts.

G. Other Statutory Powers.

The Districts may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval.

The Districts shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in C.R.S. § 18-12-214.

H. Eminent Domain.

The Districts may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the Districts.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the applicable Districts intends to own, control or maintain by the applicable or other governmental entity and is for the material use or benefit of the general public. The term "material use or benefit for the general public" shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase "furtherance of an economic development plan" does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

I. Intergovernmental Agreements (IGAs).

The Districts are authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, and as noted below, the Districts intend to enter into an intergovernmental agreement which shall govern the relationships between the Districts with respect to the financing, construction, and operation of the Public Improvements contemplated herein. The Districts will establish a mechanism whereby any one or more the Districts may separately or cooperatively fund, construct, install, and operate the improvements. As noted earlier, the multiple district structure fits within an intended multiple phase development plan. The phasing of development will allow for more efficient financing for the overall project. The Districts may also enter into an IGA with Sterling Ranch Metropolitan District No. 3 to govern the responsibilities with respect to operations and maintenance functions and ownership of Public Improvements. The Districts also anticipate entering into an IGA with Falcon Area Water and Wastewater Authority to govern the responsibilities with respect to water and sanitary sewer services as well as possible

drainage and stormwater services and EPC Community Services regarding park and recreation facilities.

J. Description Of Proposed Boundaries And Service Area.

1. Initial District Boundaries. A vicinity map showing the general location of the area that may be served by the Districts is included as Exhibit A.1. A map of the initially included properties is included at Exhibit A.2, with a legal description of boundaries found at Exhibit A.5.

2. Additional Inclusion Areas/Boundary Adjustments. Additional inclusion areas are anticipated in addition to the initially included properties. These additional inclusion areas are found at Exhibit A.3, which includes a forty-acre parcel. The Districts shall be authorized to include territory within the Additional Inclusion Area in accordance with applicable provisions of the Special District Act. Further, in order to accommodate the needs of Project phasing and other contingencies, the boundaries of the Districts may be adjusted via the inclusion or exclusion within the combined area of the Initial District Boundaries and the Additional Inclusion Areas in accordance with the applicable provisions of the Special District Act.

Notwithstanding the foregoing, the Districts are prohibited from including additional property within the District's boundaries if the property is within the corporate limits of the City of Colorado Springs without express prior consent of the City of Colorado Springs City Council.

3. Extraterritorial Service Areas. The Districts do not anticipate providing services to areas outside of the Initial District Boundaries and Additional Inclusion Areas.

4. Analysis Of Alternatives. It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The Districts intend to enter into an intergovernmental agreement which shall govern the relationships between the Districts with respect to the financing, construction, and operation of the Public Improvements contemplated herein. The multiple district structure will support the phased development of the Project and the intergovernmental agreement between the Districts will establish a mechanism whereby either or both of the Districts may separately or cooperatively fund, construct, install, and operate the Public Improvements. There are currently no other governmental entities, including the County, nearby cities or towns, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Although the Sterling Ranch Metropolitan District Nos. 1-3 ("District Nos. 1-3") are adjacent to the Districts, District Nos. 1-3 are not able or willing to finance or construct the Public Improvements. District Nos. 1-3 are in the process of developing and due to a slowdown in economic conditions, changes in development projections, and increases in construction costs, District Nos. 1-3 will not be able to fund the improvements in the areas proposed for the Districts. However, to avoid duplication of services and create inefficiencies, Sterling Ranch Metropolitan District No. 3 is anticipated to serve as the operating district as it does with Sterling Ranch Metropolitan District Nos. 1 & 2 and FAWWA is anticipated to provide water and sanitary sewer services to the property within the Districts' boundaries.

5. Material Modifications/Service Plan Amendment. Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's Planning Commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

a. Any change in the basic services provided by the Districts, including the addition of any types of services not authorized by this Service Plan.

b. Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

c. Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

d. Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan

e. Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.

f. Creation of any sub-districts as contemplated in the Special District Act.

g. Inclusion into any District of any property over five (5) miles from the combined area of the Initial District Boundaries and the property described in Exhibit A.3 unless explicitly contemplated in this Service Plan.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

At the present time, a FAWWA water tank is located at the northern boundary of District No. 5. There is also a Mountain View Electric Association substation constructed and operational in District No. 4. There is no population currently within the Districts' boundaries.

B. Total Development At Project Buildout.

At complete Project build-out, development within the Districts is planned to consist of approximately 45 single family homes with an average value of $1,250,000, 5 single family homes with an average value of $850,000, 321 single family homes with an average value of $800,000, 142 single family homes with an average value of $700,000, 238 single family homes with an average value of $675,000, and 851 single family homes with an average value of $650,000, all in year 2022 dollars. The total estimated population of the Districts upon completion of development is 4,020 people (1,608 units x 2.5 persons per residential unit). The rate of absorption is a projection based on information from the Developer and is used for estimating the financial plan. There is no way to

accurately predict absorption due to variables such as the economic factors, housing demand, land-use approval timing, building supply chains, and labor availability. In view of these factors, the bond underwriter projects the potential ability of the Districts to discharge the proposed debt per the statutory requirement. If absorption is delayed or accelerated, the bond issuance parameters will reflect those changes at the time of issuance.

C. Development Phasing And Absorption.

Absorption of the residential units is projected to take six years, beginning in 2027 and ending in 2033 and is further described in the Development Summary Table found at Exhibit B.

District No. 4 would assess a 50 mill debt service levy on assessed properties in District No. 4 from 2028-2067 and District No. 5 would assess a 50 mill debt service levy on assessed properties in District No. 5 from 2031-2070. Over the 40 years, the effect of collecting property taxes for the Districts will decrease El Paso County's Specific Ownership Taxes (SOT) by an average of $602,924.95 a year.

For District No. 4, in year 1 (2028), EPC SOT collections will be reduced by approximately $7,685 and growing to $164,834 at completion of the project in 2031. During the same time period, El Paso County's property taxes are expected to grow approximately $14,030 in 2028 to $1,072,513.35 in 2067. For District No. 5, in year 1 (2030), EPC SOT collections will be reduced by approximately $0 and growing to $88,873 at completion of the project in 2033. During the same time period, El Paso County's property taxes are expected to grow approximately $0 in 2030 to $829,244 in 2070. Over the 40-year course of the project (2028-2067 for District No. 4 and 2031-2070 for District No. 5), we estimate total SOT collections will be reduced by $13,766,646 while property tax collections should increase by $44,163,916.

D. Status of Underlying Land Use Approvals.

The property within the Districts' boundaries is currently zoned RR-5. The County approved the Sketch Plan Amendment on August 30, 2022. The zoning is not anticipated to deviate materially from the Sketch Plan Amendment. The Districts shall be prohibited from issuing Debt until the County approves a preliminary plan for the Project.

V. INFRASTRUCTURE SUMMARY

Attached as Exhibit C is summary of the estimated costs of Public Improvements which are anticipated to be required within the Districts. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan. The total costs of the Public Improvement are estimated to be approximately $140,000,000, in year 2023 dollars. It is estimated that the Districts will finance approximately $136,000,000 (or approximately 97%) of this estimated amount, but the amount ultimately financed by the Districts will be subject to the Maximum Authorized Debt limit. It should be noted, though, the foregoing costs and financing estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement

costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall costs.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable National Pollutant Discharge Elimination System standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County rules and regulations.

VI. FINANCIAL PLAN SUMMARY.

A. Financial Plan Assumptions and Debt Capacity Model.

Attached at Exhibit D is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the Districts are capable of providing sufficient and economic service within the Project, and that the Districts have or will have the financial ability to discharge the Districts' Debt on a reasonable basis. The financial model attached as Exhibit D is an example of the manner in which the Districts may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Boards of Directors of the Districts, subject to the limitations set forth in this Service Plan.

B. Maximum Authorized Debt.

The Districts are authorized to issue Debt up to $150,000,000 in principal amount (total combined for all Districts). The debt issuance authorization is based upon the proposed completion of an estimated $140,000,000 of Public Improvements, including, but not limited to, street, water, sanitary sewer, drainage, and park and recreation improvements. The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) may be significantly higher and will likely materially increase the overall development costs.

C. Maximum Mill Levies.

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Assessment Rate Adjustment. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap for each District shall be fifteen (15) mills, subject to Assessment Rate Adjustment.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy for each District is sixty-five (65) mills, subject to Assessment Rate Adjustment.

D. Maximum Maturity Period For Debt.

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. However, the Districts are specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

E. Developer Funding Agreements.

The Developer intends to enter into Developer Funding Agreements with the Districts in addition to recovery of the eligible costs associated with creation of the Districts. It is anticipated that in the formative years the Districts will have shortfalls in funding its capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for the Districts to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon.

The maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the District entering into such agreement becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the applicable District (including privately placed bonds). Any extension of such term is considered a material modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the Districts to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District proposing such issuance shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of this Service Plan.

> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield

securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations. The Districts shall also be permitted to issue Revenue Obligations in such amount as the Districts may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, ADJACENT AND NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

The directly overlapping taxing entities and their respective year 2022 mill levies are as follows:

El Paso County	7.732 mills
El Paso County Road and Bridge	0.330 mills
School District No. 49	45.159 mills
Pikes Peak Library District (if applicable)	3.512 mills
Black Forest Fire Protection District	14.951 mills
El Paso County Conservation	0.000 mills
Total Existing Mill Levy:	71.684 mills

The total mill levy including the initially proposed District's mill levy is 136.684 mills.

*A portion of the property within the boundaries of District No. 5 (Schedule Nos. 5233000015 and 5228000038) is included in School District No. 20 instead of School District No. 49, and School District No. 20 has a mill levy of 53.030 mills. A portion of the property within the boundaries of District No. 5 is also included in the boundaries of Sterling Ranch Metropolitan District No. 2, however, it is anticipated that the property owner, Classic SRJ Land LLC, will petition to exclude the property from such district.

It is not anticipated that there will be any significant financial impacts to these entities.

B. Neighboring Jurisdictions.

The following additional taxing and or service providing entities include territory within three (3) miles of the Initial District Boundaries (based on information provided by the El Paso County Assessor's Office):

EL PASO COUNTY
CITY OF COLORADO SPRINGS
PAINT BRUSH HILLS METROPOLITAN DISTRICT
ACADEMY SCHOOL NO. 20
EL PASO COUNTY SCHOOL NO. 49
PIKES PEAK LIBRARY

BLACK FOREST FIRE PROTECTION
FALCON FIRE PROTECTION
PARK FOREST WATER DISTRICT
UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT
SOUTHEASTERN COLORADO WATER CONSERVANCY
WESTMOOR WATER & SANITATION
WOODMEN HILLS METROPOLITAN DISTRICT
EL PASO COUNTY CONSERVATION DISTRICT
CENTRAL COLORADO CONSERVANCY
KIOWA CONSERVATION DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT
MERIDIAN SERVICE METROPOLITAN DISTRICT
STETSON RIDGE METROPOLITAN DISTRICT NOS. 2 & 3
WOODMEN ROAD METROPOLITAN DISTRICT
FALCON HIGHLANDS METROPOLITAN DISTRICT
UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT
OLD RANCH METROPOLITAN DISTRICT
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1-3
BLACK FOREST FIRE PROTECTION DISTRICT
BANNING LEWIS RANCH METROPOLITAN DISTRICT NOS. 1-5, 8-11
BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT NOS. 1 & 2
UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 2-5
BENT GRASS METROPOLITAN DISTRICT
THE SANCTUARY METROPOLITAN DISTRICT
DUBLIN NORTH METROPOLITAN DISTRICT NO. 1
STERLING RANCH METROPOLITAN DISTRICT NOS. 1-3
EL PASO COUNTY PID NO. 2
EL PASO COUNTY PID NO. 3
PAINT BRUSH HILLS METROPOLITAN DISTRICT – SUBDISTRICT A
MOUNTAIN VALLEY METROPOLITAN DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT – 2018 SUBDISTRICT
MW RETAIL BUSINESS IMPROVEMENT DISTRICT
THE RETREAT METROPOLITAN DISTRICT NOS. 1 & 2
FALCON FIELD METROPOLITAN DISTRICT
NORTH MEADOW METROPOLITAN DISTRICT NOS. 1-5
THE RANCH METROPOLITAN DISTRICT NOS. 1-4
FREESTYLE METROPOLITAN DISTRICT NO. 2

Anticipated relationships and impacts to these entities: As noted previously the Developer and the Districts intend to work with any overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts, including, but not limited to, water, sanitary sewer, and fire protection services. The provision of water to the Project is not proposed to rely upon groundwater resources within the Upper Black Squirrel Creek Aquifer, instead relying on decreed water resources from deeper aquifers in the Denver Basin and/or centralized water service via an IGA with an existing water provider. Therefore, there should be little to no impact to the Upper Black Squirrel Creek Groundwater Management District.

Complete build-out of the Project is projected to significantly increase the value of the property included within the Districts' boundaries, which will result in a substantial increase in the tax revenue for the overlapping taxing entities, including El Paso County School No. 49, Academy School No. 20, Pikes Peak Library District, and Black Forest Fire Protection District, as a result of the current mill levies. In addition, although the County will experience a decrease in its specific ownership tax collections if the Project is developed, the County will experience a much more significant increase in its property tax collections if the Project is developed.

VIII. DISSOLUTION

A. Dissolution. Upon an independent determination of the Board of County Commissioners that the purposes for which a particular District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

B. Administrative Dissolution. The Districts shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S.

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. § 32-1-207(3)(d) and as further articulated by Board of County Commissioners Resolution No. 06-472, as may be amended (a single report may be issued for all the Districts).

B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

X. MISCELLANEOUS.

The following is additional information to further explain the functions of the Districts:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers.

After formation of the Districts, and in conjunction with final platting of any properties within a particular District, the applicable Board of Directors of the District shall prepare a notice acceptable to the Planning and Community Development Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by

recording the notice with this Service Plan and each final plat associated with the Project, or by such other means as the Planning and Community Development Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. In conjunction with subsequent plat recordings, Planning and Community Development Department staff is authorized to administratively approve updates of the disclosure form to reflect current information.

C. Local Improvements.

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials that would otherwise accrue to the County.

D. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the Districts enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts.

B. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs.

C. The proposed Districts are capable of providing economical and sufficient service to the Project.

D. The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County.

G. The proposal is in substantial compliance with the applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the El Paso County Parks Master Plan (2013), the El Paso County Major Transportation Corridors Plan, and with these Special District Policies.

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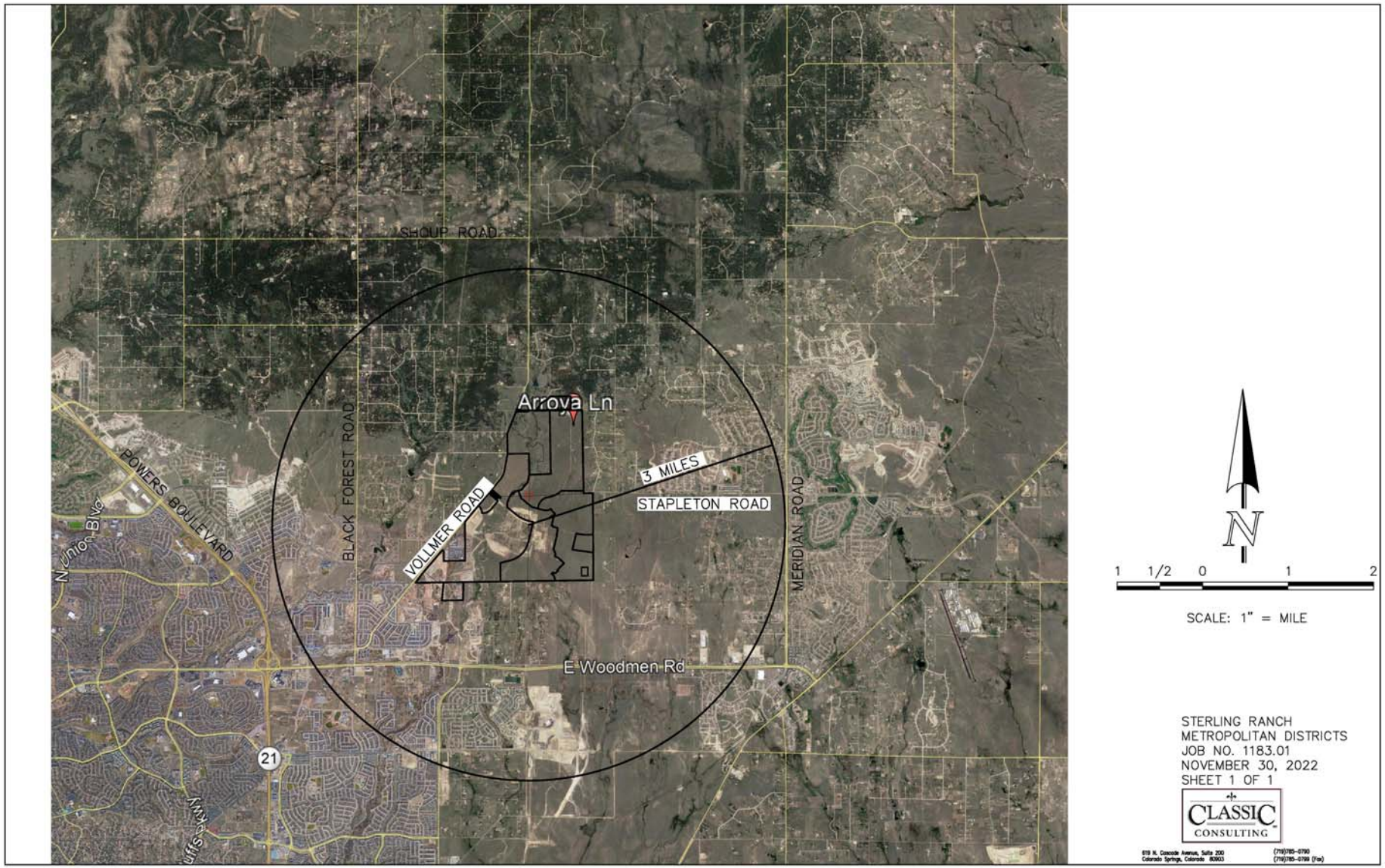
H. The creation of the proposed Districts is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

EXHIBIT A-1
VICINITY MAP

Exhibit A-1, Vicinity Map



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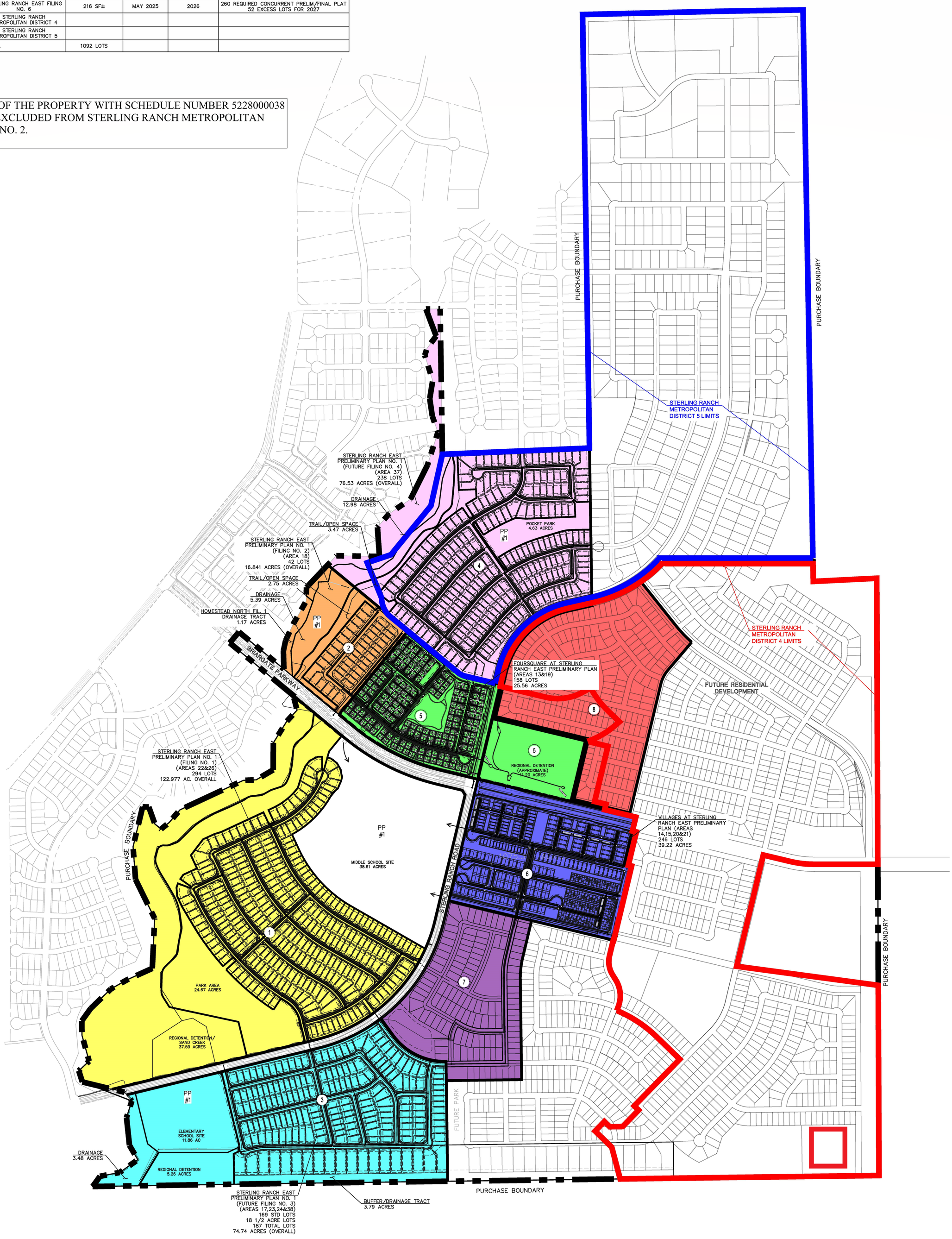
28

EXHIBIT A-2
INITIALLY INCLUDED PROPERTY MAP

Exhibit A-2, Initially Included Property Map

STERLING RANCH EAST					
PLATTING SUMMARY					
7/21/2022					
AREA	FILING	NO. LOTS	SUBMIT	LOT DELIVERY	NOTE
1	STERLING RANCH EAST FILING NO. 1	294 SF	AUGUST	2023+	260 REQUIRED 34 EXCESS LOTS
2	STERLING RANCH EAST FILING NO. 2	42 SF	SEPTEMBER	2023+	GROSS 336 SF 76 EXCESS LOTS
3	STERLING RANCH EAST FILING NO. 3	187 SF	MAY 2023	2024	260 REQUIRED NET 263 W/76 ABOVE
4	STERLING RANCH EAST FILING NO. 4	238 SF	MAY 2024	2025	260 REQUIRED 241 (238+3)+19 FROM PRELIM PLAN 1
5	FOURSQUARE AT STERLING EAST RANCH FILING NO. 1	158 FOURSQUARE	SEPTEMBER	2023	CONCURRENT W/ FIL NO. 2
6	VILLAGES AT STERLING RANCH EAST FILING NO. 1	CLUSTER	OCTOBER	2023	N/A SF
7	STERLING RANCH EAST FILING NO. 5	115 SF±	MAY 2024	2025	260 REQUIRED CONCURRENT PRELIM/FINAL PLAT 96 EXCESS LOTS
8	STERLING RANCH EAST FILING NO. 6	216 SF±	MAY 2025	2026	260 REQUIRED CONCURRENT PRELIM/FINAL PLAT 52 EXCESS LOTS FOR 2027
	STERLING RANCH METROPOLITAN DISTRICT 4				
	STERLING RANCH METROPOLITAN DISTRICT 5				
SF LOT TOTAL		1092 LOTS			

PORTION OF THE PROPERTY WITH SCHEDULE NUMBER 5228000038 WILL BE EXCLUDED FROM STERLING RANCH METROPOLITAN DISTRICT NO. 2.



300 150 0 300 600

SCALE: 1" = 300'

CLASSIC CONSULTING℠

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

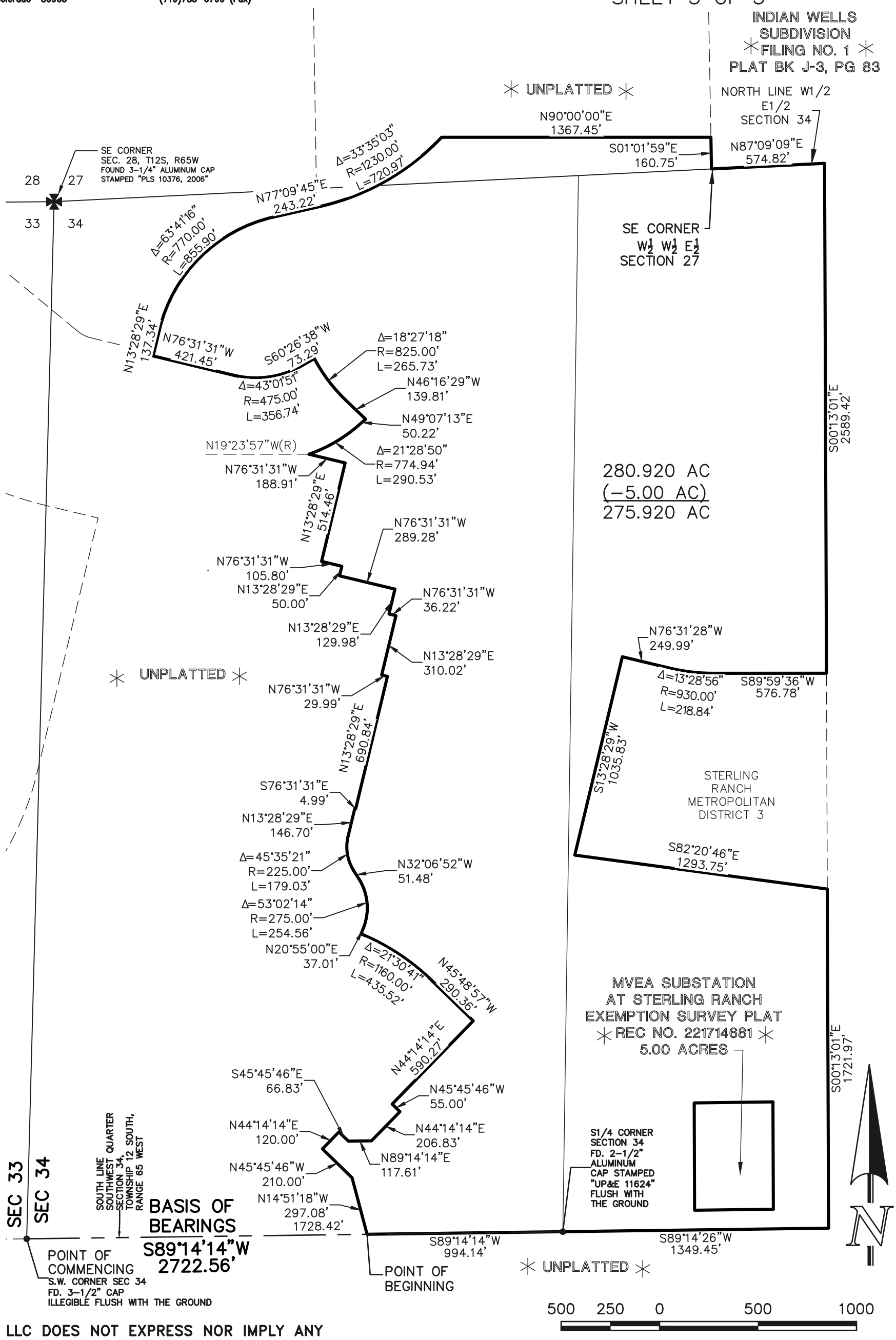
STERLING RANCH EAST

OVERALL SITE EXHIBIT

DESIGNED BY	EAS	SCALE	DATE 03/23/2022
DRAWN BY	EAS	(H) 1"= 300'	SHEET 1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.10

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH
METROPOLITAN DISTRICT 4
JOB NO. 1183.01-08
JULY 14, 2022
REV. FEB. 16, 2023
SHEET 3 OF 3



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

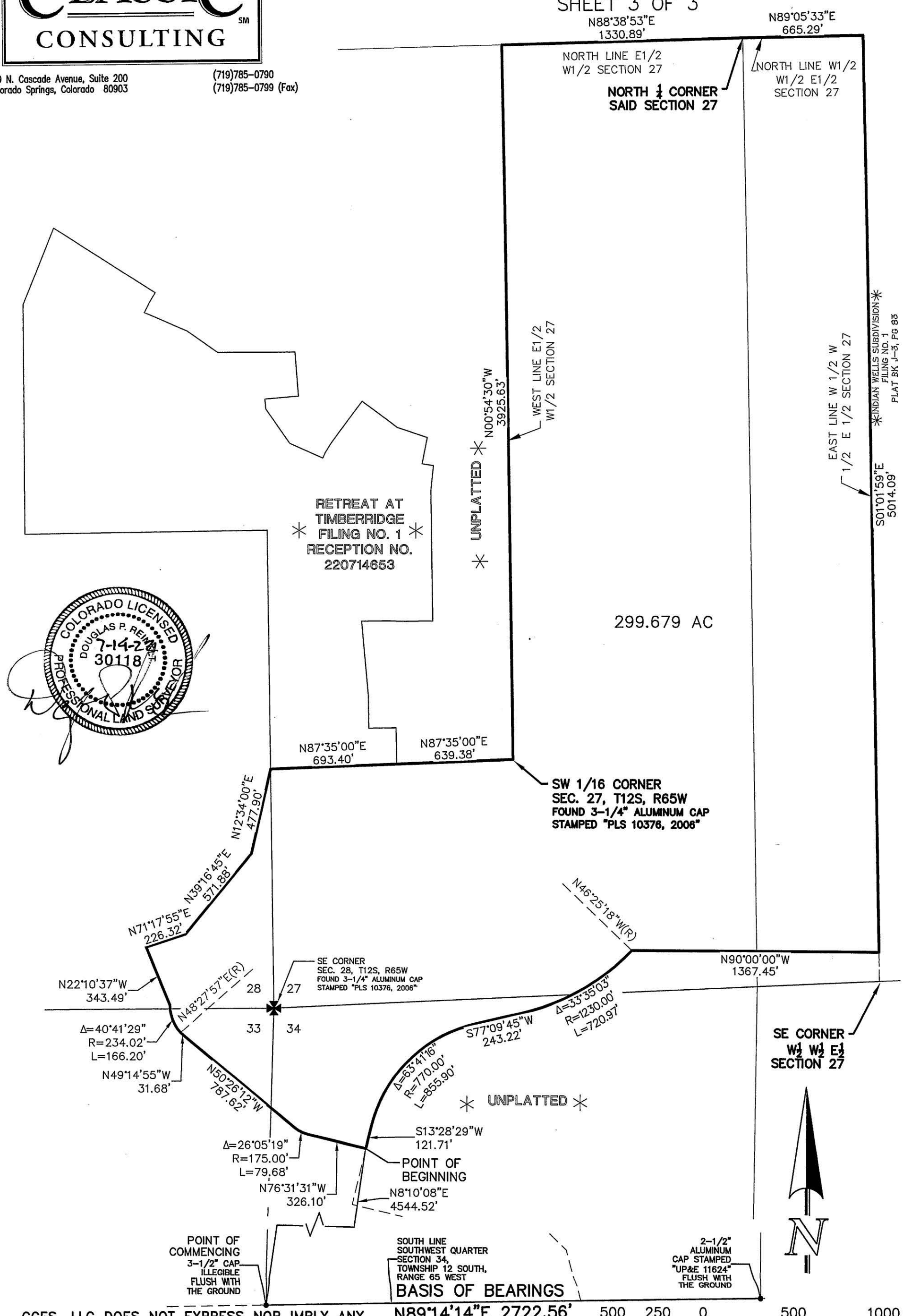
SCALE: 1" = 500'
U.S. SURVEY FOOT

N:\118301\DRAWINGS\SURVEY\EXHIBITS\08-118301 METRO DISTR 4 23 01-24.DWG

EXHIBIT A-2, INITIALLY INCLUDED PROPERTY MAP, DISTRICT NO. 5

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH METROPOLITAN DISTRICT 5
JOB NO. 1183.01-07
JULY 14, 2022
SHEET 3 OF 3



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 500'
U.S. SURVEY FOOT

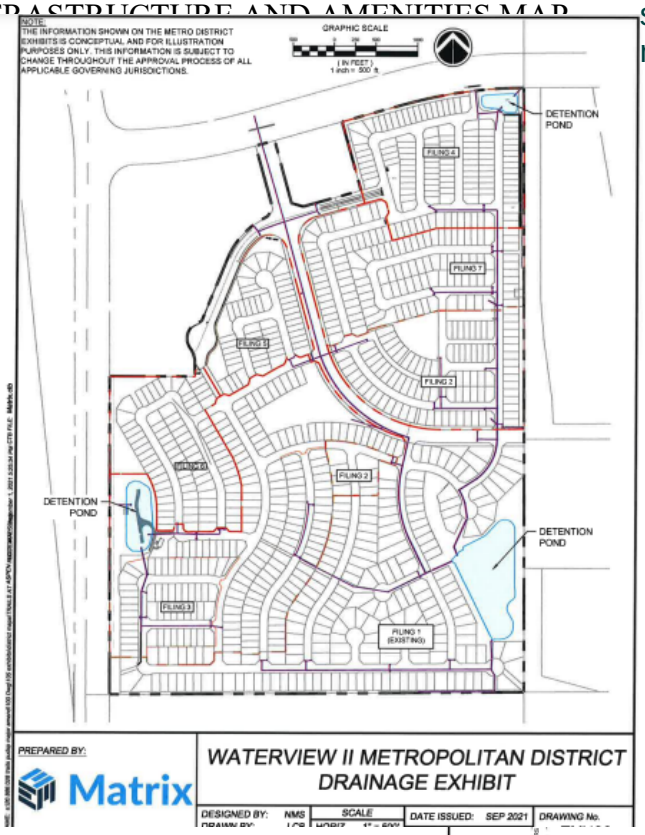
N:\11830\DRAWINGS\SURVEY\EXHIBITS\07-11830 METRO DISTR 5 22 06-06.dwg 7/14/2022 4:03:20 PM 1:1

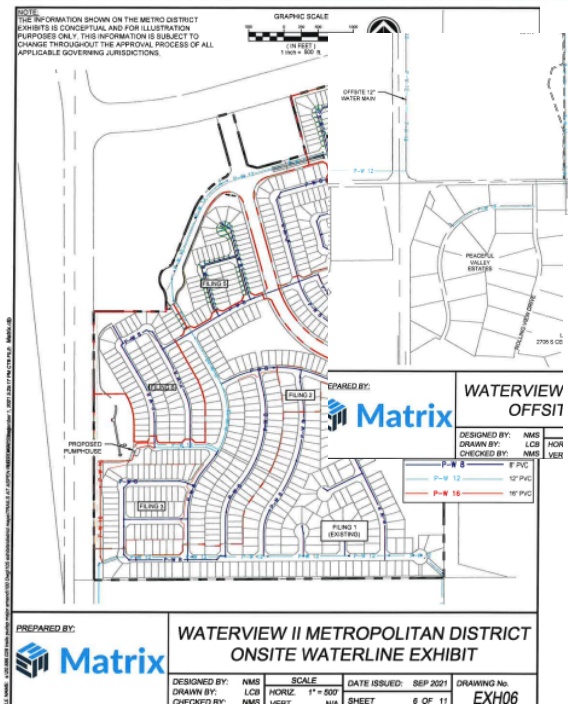
Did not address comments; provide 3 maps-can show both districts: a map of water sewer; roads; and drainage and park, & trails that the district will be responsible to design construct and /or maintain. I left a message for Kyle and Loren w/ Classic. Verify the district boundaries are not bifurcating lots or add note to map. See previous special districts submitted in EDARP in 2022 & 2021.

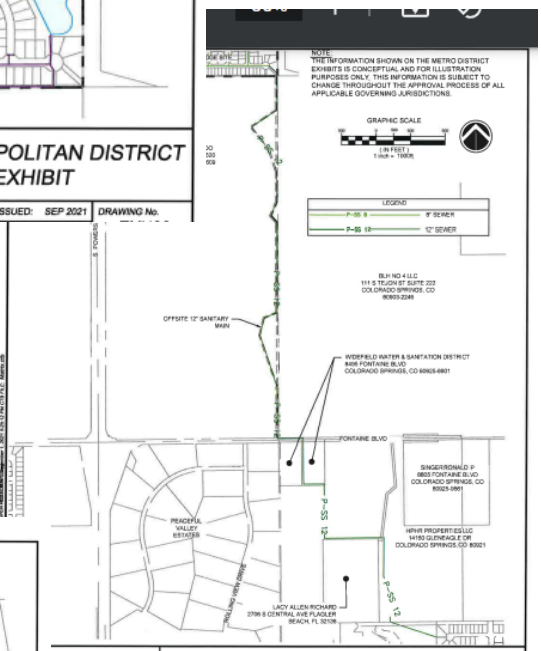
EXHIBIT A-3

PROPOSED INFRASTRUCTURE AND AMENITIES MAP

sam,ples of plan (they separated but not required)



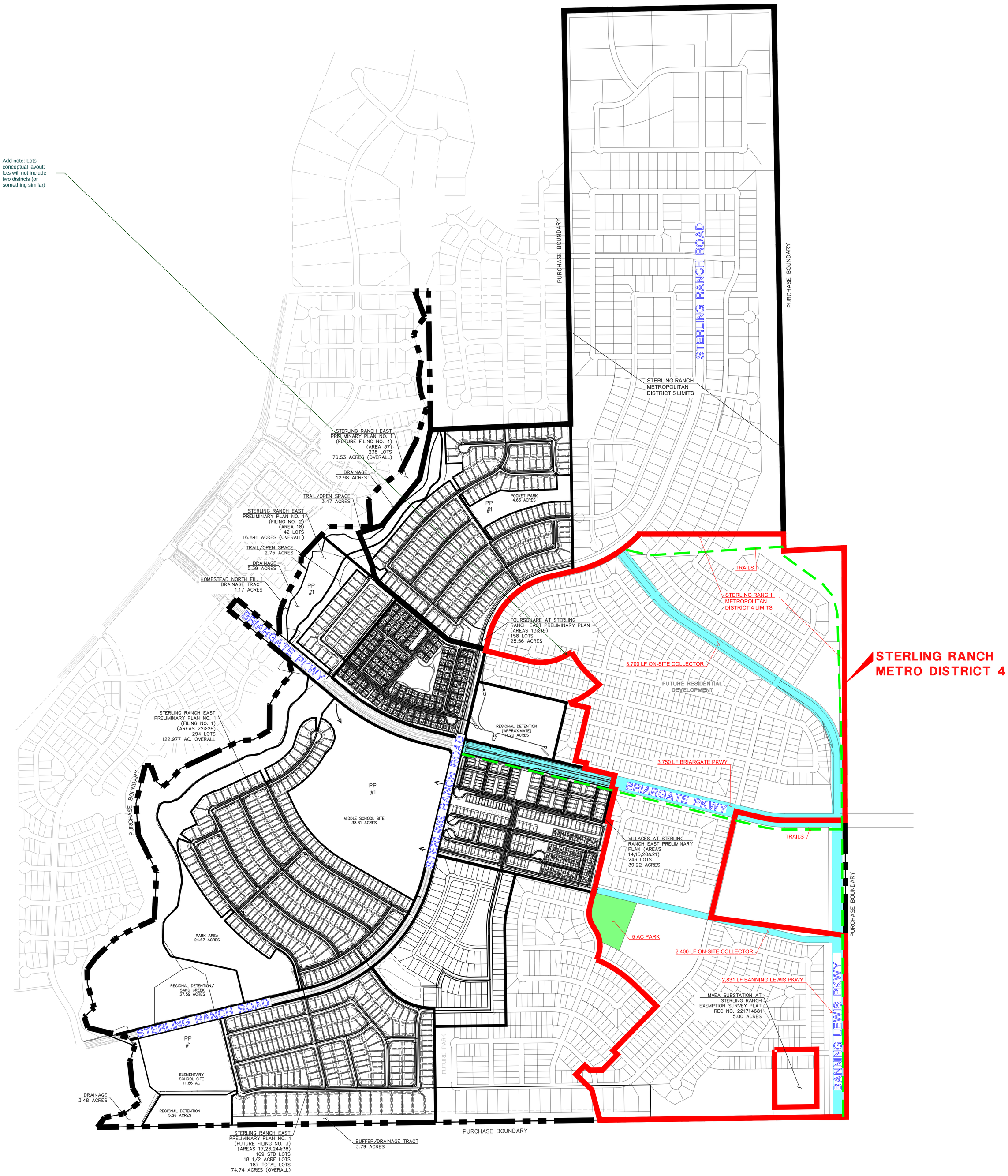




WATERVIEW II METROPOLITAN DISTRICT
ONSITE SANITARY SEWER EXHIBIT

DESIGNED BY: NMS
DRAWN BY: LCB
CHECKED BY: NMS
SCALE
HORIZ. 1" = 500'
VERT. N/A
DATE ISSUED: SEP 2021
SHEET 4 OF 11
DRAWING No.
EXH04

EXHIBIT A-3, PROPOSED INFRASTRUCTURE AND AMENITIES MAP, DISTRICT NO. 4



NOTE:

LOT LAYOUTS ARE APPROXIMATE AND WILL BE MODIFIED IN THE FUTURE.

CLASSIC CONSULTING

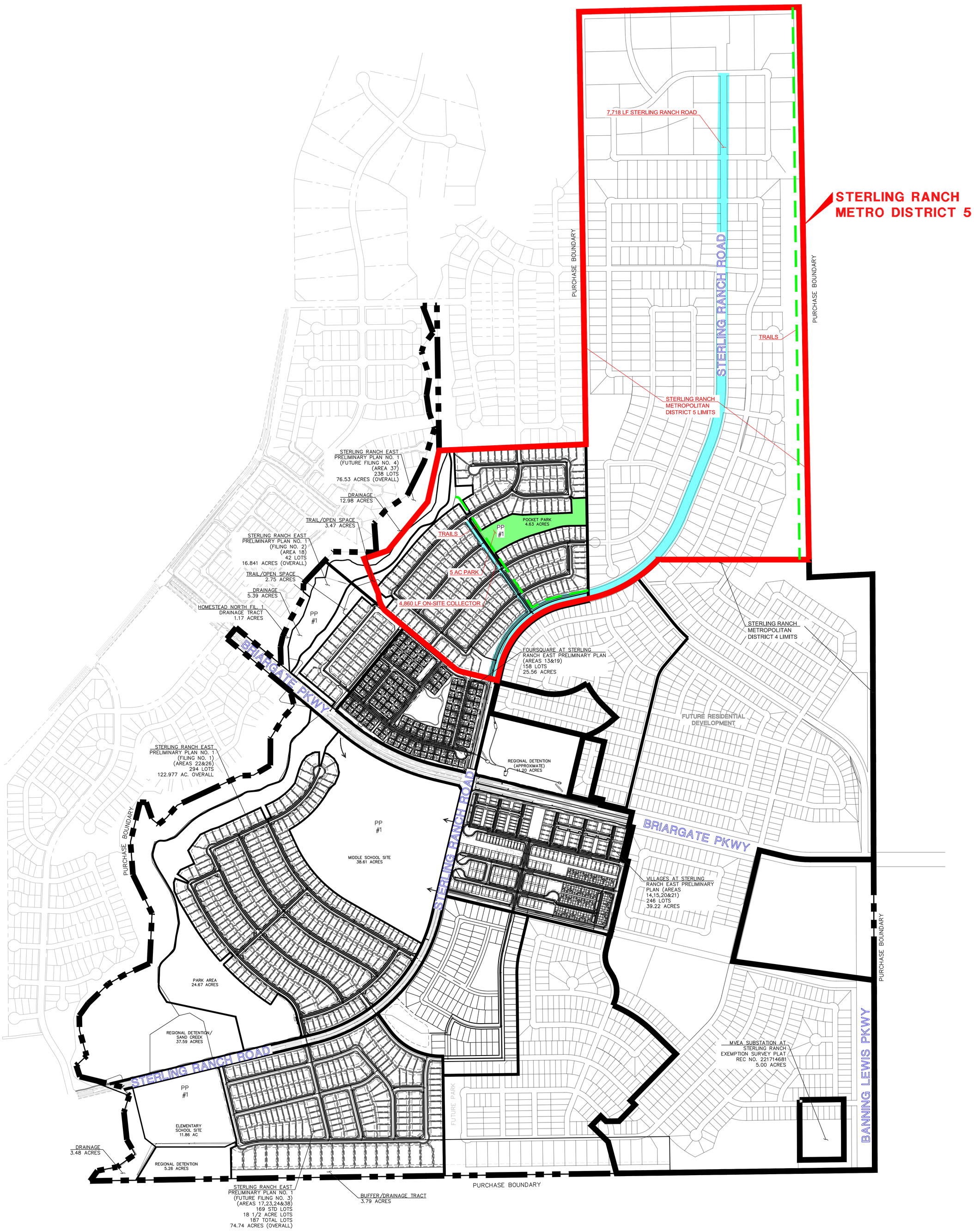
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH EAST

DISTRICT 4 EXHIBIT

DESIGNED BY	JDP	SCALE	DATE	2/27/23
DRAWN BY	JDP	(H) 1"= 300'	SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.10

EXHIBIT A-3, PROPOSED INFRASTRUCTURE AND AMENITIES MAP, DISTRICT NO. 5



NOTE:

LOT LAYOUTS ARE APPROXIMATE AND WILL BE MODIFIED IN THE FUTURE.

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH EAST

DISTRICT 5 EXHIBIT

DESIGNED BY	JDP	SCALE	DATE	2/27/23
DRAWN BY	JDP	(H) 1"= 300'	SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.10

EXHIBIT A-4
ADDITIONAL INCLUDED PROPERTY MAP

Schedule Number: 5200000228

EXHIBIT A-4, ADDITIONAL INCLUDED PROPERTY MAP

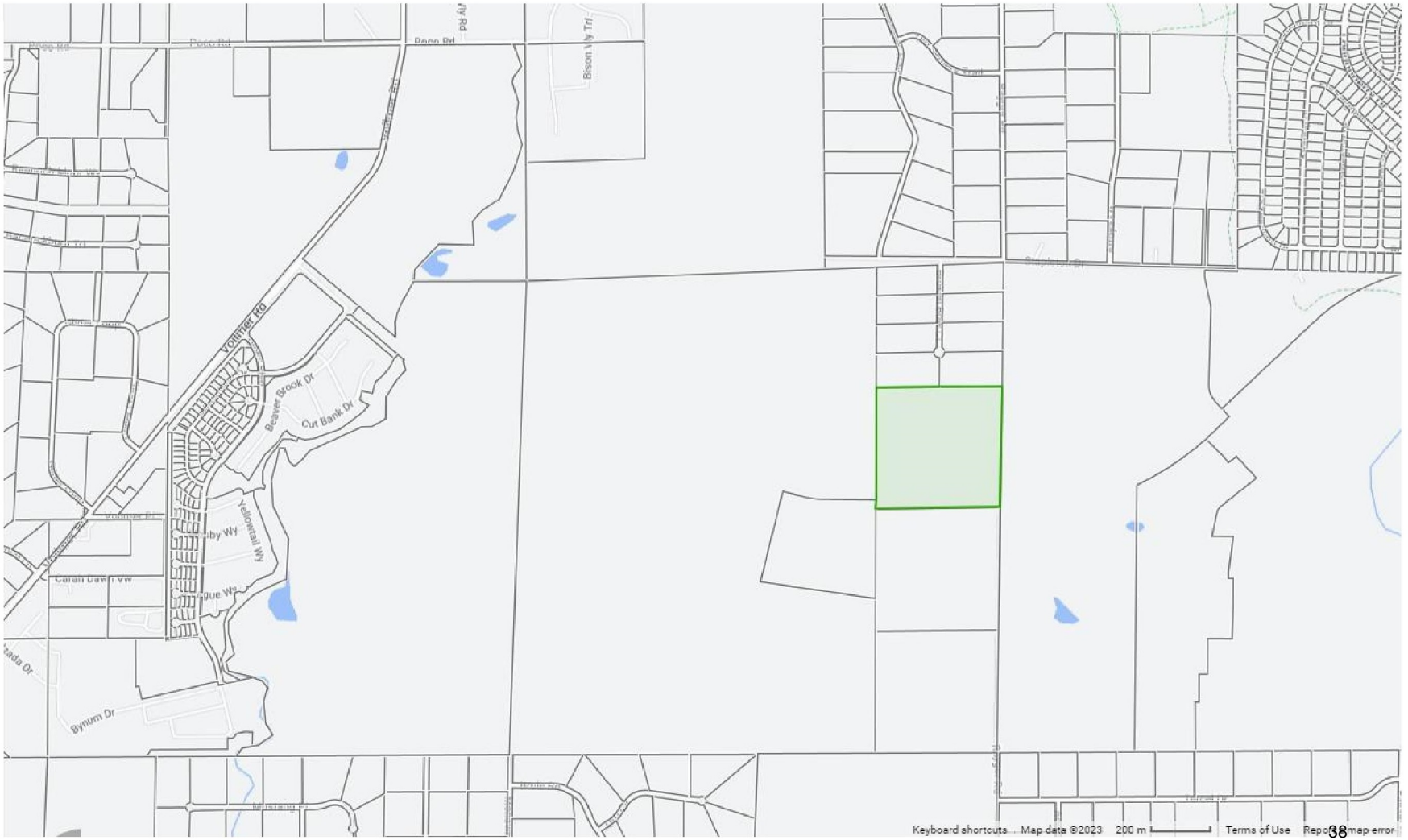


EXHIBIT A-5
LEGAL DESCRIPTIONS OF INITIALLY INCLUDED PROPERTIES

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 1183.01-08
JULY 14, 2022
REV. FEB 16, 2023

LEGAL DESCRIPTION: STERLING RANCH METROPOLITAN DISTRICT NO. 4

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A #6 REBAR WITH A 3-1/2" ILLEGIBLE CAP FOUND FLUSH WITH THE GROUND AND AT THE EAST END BY A #5 REBAR WITH 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624" FOUND FLUSH WITH THE GROUND, ASSUMED TO BEAR S89°14’14”W, A DISTANCE OF 2722.56 FEET.

COMMENCE AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE N89°14’14”E, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1728.42 FEET TO THE **POINT OF BEGINNING**;

THENCE N14°51’18”W, A DISTANCE OF 297.08 FEET;
THENCE N45°45’46”W, A DISTANCE OF 210.00 FEET;
THENCE N44°14’14”E, A DISTANCE OF 120.00 FEET;
THENCE S45°45’46”E, A DISTANCE OF 66.83 FEET;
THENCE N89°14’14”E, A DISTANCE OF 117.61 FEET;
THENCE N44°14’14”E, A DISTANCE OF 206.83 FEET;
THENCE N45°45’46”W, A DISTANCE OF 55.00 FEET;
THENCE N44°14’14”E, A DISTANCE OF 590.27 FEET;
THENCE N45°48’57”W, A DISTANCE OF 290.36 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°30’41”, A RADIUS OF 1160.00 FEET AND A DISTANCE OF 435.52 FEET TO A POINT ON CURVE;
THENCE N20°55’00”E, A DISTANCE OF 37.01 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 53°02’14”, A RADIUS OF 275.00 FEET AND A DISTANCE OF 254.56 FEET TO A POINT OF TANGENT;
THENCE N32°06’52”W, A DISTANCE OF 51.48 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 45°35’21”, A RADIUS OF 225.00 FEET AND A DISTANCE OF 179.03 FEET TO A POINT OF TANGENT;
THENCE N13°28’29”E, A DISTANCE OF 146.70 FEET;
THENCE S76°31’31”E , A DISTANCE 4.99 FEET;
THENCE N13°28’29”E, A DISTANCE OF 690.84 FEET;
THENCE N76°31’31”W, A DISTANCE 29.99 FEET;
THENCE N13°28’29”E, A DISTANCE OF 310.02 FEET;
THENCE N76°31’31”W, A DISTANCE 36.22 FEET;
THENCE N13°28’29”E, A DISTANCE OF 129.98 FEET;
THENCE N76°31’31”W, A DISTANCE 289.28 FEET;
THENCE N13°28’29”E, A DISTANCE OF 50.00 FEET;
THENCE N76°31’31”W, A DISTANCE 105.80 FEET;
THENCE N13°28’29”E, A DISTANCE OF 514.46 FEET;
THENCE N76°31’31”W, A DISTANCE 188.91 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°23’57”W, HAVING A DELTA OF 21°28’50”, A RADIUS OF 774.94 FEET AND A DISTANCE OF 290.53 FEET TO POINT OF TANGENT;
THENCE N49°07’13”E, A DISTANCE OF 50.22 FEET;
THENCE N46°16’29”W, A DISTANCE OF 139.81 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°27’18”, A RADIUS OF 825.00 FEET AND A DISTANCE OF 265.73 FEET TO A POINT ON CURVE;
THENCE S60°26’38”W, A DISTANCE OF 73.29 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 43°01’51”, A RADIUS OF 475.00 FEET AND A DISTANCE OF 356.74 FEET TO A POINT OF TANGENT;

THENCE N76°31'31"W, A DISTANCE 421.45 FEET;
THENCE N13°28'29"E, A DISTANCE OF 137.34 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 63°41'16", A RADIUS OF 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT;
THENCE N77°09'45"E, A DISTANCE OF 243.22 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°35'03", A RADIUS OF 1230.00 FEET AND A DISTANCE OF 720.97 FEET TO A POINT ON CURVE;
THENCE N90°00'00"E, A DISTANCE OF 1367.45 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SAID SECTION 27;
THENCE S01°01'59"E, ON THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SAID SECTION 27 BEING ALSO ON THE WESTERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK J-3 AT PAGE 83, A DISTANCE OF 160.75 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27 BEING ALSO THE SOUTHWESTERLY CORNER OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1;
THENCE N87°09'09"E, ON THE NORTH LINE OF THE WEST HALF OF THE EAST HALF OF SECTION 34, BEING ALSO ON THE SOUTHERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 574.82 FEET;
THENCE S00°13'01"E, A DISTANCE OF 2589.42 FEET;
THENCE S89°59'36"W, A DISTANCE OF 576.78 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°28'56", A RADIUS OF 930.00 FEET AND A DISTANCE OF 218.84 FEET TO A POINT OF TANGENT;
THENCE N76°31'28"W, A DISTANCE OF 249.99 FEET;
THENCE S13°28'29"W, A DISTANCE OF 1035.83 FEET;
THENCE S82°20'46"E, A DISTANCE OF 1293.75 FEET;
THENCE S00°13'01"E, A DISTANCE OF 1721.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
THENCE S89°14'26"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1349.45 FEET TO THE SOUTH QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 34;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 994.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 280.920 ACRES.

EXCEPTING THEREFROM MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED UNDER RECEPTION NO. 221714681, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 5.00 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 275.920 ACRES,

LEGAL DESCRIPTION STATEMENT:

I, ROBERT L. MEADOWS, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

COLORADO LICENSED
ROBERT LEE MEADOWS JR.
34977
2/17/23
PROFESSIONAL LAND SURVEYOR

2-17-23

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

DATE

CLASSIC CONSULTING SM

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 1183.01-07
JULY 14, 2022

LEGAL DESCRIPTION: STERLING RANCH METROPOLITAN DISTRICT NO. 5

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.56 FEET.

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE N08°10'08"E, A DISTANCE OF 4544.52 FEET TO THE POINT OF BEGINNING;

THENCE N76°31'31"W, A DISTANCE 326.10 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 787.62 FEET;
THENCE N49°14'55"W, A DISTANCE OF 31.68 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48°27'57"E, HAVING A DELTA OF 40°41'29", A RADIUS OF 234.02 FEET AND A DISTANCE OF 166.20 FEET TO A POINT ON CURVE;
THENCE N22°10'37"W, A DISTANCE OF 343.49 FEET;
THENCE N71°17'55"E, A DISTANCE OF 226.32 FEET;
THENCE N39°16'45"E, A DISTANCE OF 571.88 FEET;
THENCE N12°34'00"E, A DISTANCE OF 477.90 FEET TO THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653;
THENCE N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 693.40 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°54'30"W, ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 27;
THENCE N88°38'53"E, ON THE NORTH LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 27 A DISTANCE OF 1330.89 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27;
THENCE N89°05'33"E, ON THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27 A DISTANCE OF 665.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27 SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF INDIAN WELLS SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK J-3 AT PAGE 83;
THENCE S01°01'59"E, ON THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SAID SECTION 27 BEING ALSO ON THE WESTERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 5014.09 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1367.45 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N46°25'18"W, HAVING A DELTA OF 33°35'03", A RADIUS OF 1230.00 FEET AND A DISTANCE OF 720.97 FEET TO A POINT OF TANGENT;
THENCE S77°09'45"W, A DISTANCE OF 243.22 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63°41'16", A RADIUS OF 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT;
THENCE S13°28'29"W, A DISTANCE OF 121.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 299.679 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

COLORADO LICENSED
DOUGLAS P. REINELT
7-14-22
30118
PROFESSIONAL LAND SURVEYOR

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

July 14, 2022
DATE

EXHIBIT A-6
LEGAL DESCRIPTION OF ADDITIONAL INCLUDED PROPERTY

EXHIBIT A

The Southeast Quarter of the Northeast Quarter of Section 34, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, Except that portion thereof falling within Bow Valley Subdivision

Assessor's schedule or parcel number: 52000-00-228

EXHIBIT B

DEVELOPMENT SUMMARY

The Districts are located southeast of the intersection of Vollmer Road and Arroya Lane in El Paso County. District No. 4 is anticipated to consist of approximately 276 acres and District No. 5 is anticipated to consist of approximately 300 acres. The property within District No. 4's boundaries is anticipated to consist of approximately 5 single family homes with an average value of $850,000, 6 single family homes with an average value of $800,000, 142 single family homes with an average value of $700,000, and 857 single family homes with an average value of $650,000 in year 2023 dollars. The property within District No. 5's boundaries is anticipated to consist of approximately 45 single family homes with an average value of $1,250,000, 315 single family homes with an average value of $800,000, and 238 single family homes with an average value of $675,000 in year 2023 dollars. It is anticipated that construction will begin in 2027 and the project will be completely developed at the end of 2033. The number of anticipated homes and estimated values remain estimates and may be altered depending on the final outcome of the development approval process. Further, the rate of absorption is a projection based on information from the Developer and is used for estimating the Financial Plan. There is no way to accurately predict absorption due to variables such as economic factors, housing demand, land-use approval timing, building supply chains, and labor availability. In view of these factors, the bond underwriter projects the potential ability of the Districts to discharge the proposed debt per the statutory requirement. If absorption is delayed or accelerated, the bond issuance parameters will reflect those changes at the time of issuance. As noted in the Financial Plan contained in **Exhibit D**, it is currently estimated that for District No. 4, 103 units will be added in 2027, 300 units will be added in 2028 and in 2029, 287 units will be added in 2030, and 20 units will be added in 2031; and for District No. 5, 280 units will be added in 2031, 278 units will be added in 2032, and 40 units will be added in 2033.

Regarding public improvements, overall costs of approximately $140,000,000 are currently anticipated, as outlined in **Exhibit C**. The public improvements the Districts are anticipated to finance and construct or cause to be constructed include, but are not limited to, roadway, water, sanitary sewer, drainage, park and recreation, and Sand Creek Channel improvements (including access roads and wetland mitigation). As noted in the Service Plan, the cost estimates remain preliminary in nature and the ultimate costs may be altered depending on numerous factors, many of which are out of the Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) could be significantly higher which would result in a material increase in the overall development costs. The infrastructure and financing plan will be adjusted accordingly if there are delays in the build-out.

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

STERLING RANCH - DISTRICTS 4 & 5 COST ASSUMPTIONS

District 5

	Quantity	Unit	Unit Cost	Total Cost
Engineering	1	LS	$ 100,000.00	$ 100,000.00
Surveying	1	LS	$ 100,000.00	$ 100,000.00
Soils / Materials Testing	1	LS	$ 75,000.00	$ 75,000.00
Earthwork/Erosion Control	150000	CY	$ 10.00	$ 1,500,000.00
WET Utilities	12578	LF	$ 375.00	$ 4,716,750.00
Drainage/ Detention Ponds	2	EA	$ 2,250,000.00	$ 4,500,000.00
Curb & Gutter	25156	LF	$ 30.00	$ 754,680.00
Asphalt Paving	97828	SY	$ 45.00	$ 4,402,260.00
Landscaping Tracts and ROW	507600	SF	$ 4.00	$ 2,030,400.00
Parks	5	AC	$ 250,000.00	$ 1,250,000.00
Tier 1/Interior Trails	7500	LF	$ 30.00	$ 225,000.00
			Subtotal	***$ 19,654,090.00***

	Total LF Road
Sterling Ranch Rd	*7718*
District 5 Collector Roads	*4860*
Subtotal	*12578*

Intract District 5

	Quantity	Unit	Unit Cost	Total Cost
District 5 - Roads, WET Utilities, & Landscape	598	LOTS	$ 30,000.00	$ 17,940,000.00
			Subtotal	***$ 17,940,000.00***

District 4

	Quantity	Unit	Unit Cost	Total Cost
Engineering	1	LS	$ 100,000.00	$ 100,000.00
Surveying	1	LS	$ 100,000.00	$ 100,000.00
Soils / Materials Testing	1	LS	$ 75,000.00	$ 75,000.00
Earthwork/Erosion Control	200000	SY	$ 10.00	$ 2,000,000.00
WET Utilities	15783	LF	$ 300.00	$ 4,734,900.00
Drainage/ Detention Ponds	4	EA	$ 2,250,000.00	$ 9,000,000.00
Curb & Gutter	31566	LF	$ 30.00	$ 946,980.00
Asphalt Paving	122756	SY	$ 45.00	$ 5,524,020.00
Landscaping Tracts and ROW	473490	SF	$ 4.00	$ 1,893,960.00
Parks	11	AC	$ 250,000.00	$ 2,750,000.00
Tier 1/Interior Trails	10100	LF	$ 30.00	$ 303,000.00
			Subtotal	***$ 27,427,860.00***

	Total LF Road
Briargate Pwky	*3750*
Banning Lewis Ranch Pwky	*2831*
District 4 Collector Roads	*9202*
Subtotal	*15783*

Intract District 4

	Quantity	Unit	Unit Cost	Total Cost
District 4 - Roads, WET Utilities, & Landscape	1010	LOTS	$ 30,000.00	$ 30,300,000.00
			Subtotal	***$ 30,300,000.00***

Sand Creek Channel Improvements

Engineering	1	LS	$ 100,000.00	$ 100,000.00
Surveying	1	LS	$ 100,000.00	$ 100,000.00
Soils / Materials Testing	1	LS	$ 30,000.00	$ 30,000.00
Earthwork/Erosion Control	500000	CY	$ 3.25	$ 1,625,000.00
Channel Work	1	LS	$ 6,000,000.00	$ 6,000,000.00
Channel Access Roads (8' Breeze)	11800	LF	$ 16.00	$ 188,800.00
Channel Access Roads (8' Concrete)	11800	LF	$ 48.00	$ 566,400.00
			Subtotal	***$ 8,043,800.00***

Wetland Mitigation - Sand Creek Chanel

Engineering	1	LS	$ 25,000.00	$ 25,000.00
Surveying	1	LS	$ 25,000.00	$ 25,000.00
Soils / Materials Testing	1	LS	$ 20,000.00	$ 20,000.00
Wetland Mitigation	1	LS	$ 500,000.00	$ 500,000.00
			Subtotal	***$ 570,000.00***

Community Park

Engineering	1	LS	$ 10,000.00	$ 10,000.00
Surveying	1	LS	$ 10,000.00	$ 10,000.00
Soils / Materials Testing	1	LS	$ 5,000.00	$ 5,000.00
Earthwork/Erosion Control	176000	CY	$ 2.75	$ 484,000.00
Community Park Materials/Labor	1	LS	$ 7,000,000.00	$ 7,000,000.00
			Subtotal	***$ 7,509,000.00***

Additional Parks

Engineering	1	LS	$ 25,000.00	$ 25,000.00
Surveying	1	LS	$ 25,000.00	$ 25,000.00
Soils / Materials Testing	1	LS	$ 150,000.00	$ 150,000.00
Earthwork/Erosion Control	150000	CY	$ 2.75	$ 412,500.00
Park Materials/Labor	2	LS	$ 2,500,000.00	$ 5,000,000.00
			Subtotal	***$ 5,612,500.00***

Ponds

Engineering	1	LS	$ 25,000.00	$ 25,000.00
Surveying	1	LS	$ 25,000.00	$ 25,000.00
Soils / Materials Testing	1	LS	$ 20,000.00	$ 20,000.00
Ponds	7	LS	$ 1,200,000.00	$ 8,400,000.00
			Subtotal	***$ 8,470,000.00***

SUBTOTAL	$	125,527,250.00
Contingency (10%)	$	12,552,725.00
TOTAL	**$**	**138,079,975.00**

EXHIBIT D

FINANCIAL PLAN SUMMARY

D|A DAVIDSON
D.A. Davidson & Co. member SIPC

January 18, 2023

Proposed Sterling Ranch Metropolitan District No. 4
Attention: Russ Dykstra, Esq.
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203

RE: Proposed Sterling Ranch Metropolitan District No. 4

Dear Mr. Dykstra,

We have analyzed the bonding capacity for the proposed Sterling Ranch Metropolitan District No. 4 (the "District"). The analysis presented herein summarizes information provided on behalf of Classic SRJ, LLC (the "Developer") and does not include independent verification of the accuracy of development information or assumptions.

Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2022 market values.

1. The residential development is comprised of 1,010 residential units projected to be completed between 2027 and 2031. Overall, approximately 100 units are projected to be completed in 2027, approximately 300 units are projected to be completed in 2028 through 2030, and 20 units are projected to be completed in 2031. The average price is modeled at $654,158 with a 1% annual inflation rate.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2028.

2. The District is modeled to issue senior bonds in December 2027 in the estimated principal amount of $57,705,000 and an interest rate of 5.00%. At issuance, it is projected that the District will fund $250,000 in costs of issuance, $8,655,750 in capitalized interest, and $5,221,250 in a Debt Service Reserve Fund from bond proceeds, which constitutes 9.00% of the total 2027 senior bond amount. The Underwriter's discount is modeled as 2% of the principal amount of the senior bonds. The remaining $42,423,900 is projected to be deposited to the District's project fund to install or pay for the installation of public infrastructure benefiting the District.

    a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.

    b. It is projected that 98.5% of property taxes levied will be collected and available to the District.

    c. It is projected that there will be a 6% biennial inflation rate on assessed valuation within the District. The bonding capacity could be higher if the rate of assessment inflation is greater, or lower if the inflation rate is below 6%.

Refinancing Assumptions

1. The District is modeled to issue refunding bonds in December 2037 in the estimated principal amount of $85,600,000, plus estimated funds on hand of $6,591,250, at an interest rate of 4.00%. At issuance, it is projected that the District will fund $56,415,000 to refund the Series 2027 bonds and pay for $200,000 in costs of issuance. The Underwriter's discount is modeled as 0.50% of the principal amount for investment grade senior bonds. The remaining $35,148,250 is projected to be deposited to the District's project fund to install or pay for the installation of public infrastructure benefiting the District.

    a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.

    b. It is projected that 98.5% of property taxes levied will be collected and available to the District.

    c. It is projected that there will be a 2% biennial inflation rate on assessed valuation within the District. The bonding capacity could be higher if the rate of assessment inflation is greater, or lower if the inflation rate is below 2%.

    d. It is projected that the senior bonds will include an investment grade rating

Estimate of Revenue Projections for first 10 years

The debt service mill levy collection revenues over the first 10 years total $21,857,734, plus an additional $1,311,463 in specific ownership taxes associated with the debt levy, for a total of $23,169,197.

The operations mill levy (maximum of15 mills) collection revenues total $5,614,505 plus an additional $336,871 in specific ownership taxes associated with the Operations levy for a total of $5,951,376.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the District issues bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and surplus fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

Disclosures

It is contemplated that D.A. Davidson will provide investment banking services to the District in connection with its future bond financings or other borrowings. D.A. Davidson is not acting as a financial advisor to the District.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS

Laci Knowles

Managing Director, Public Finance

STERLING RANCH METROPOLITAN DISTRICT #4

El Paso County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2027
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037

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SERVICE PLAN

Bond Assumptions	**Series 2027**	**Series 2037**	**Total**
Closing Date	12/1/2027	12/1/2037	
First Call Date	12/1/2032	12/1/2047	
Final Maturity	12/1/2057	12/1/2067	
Sources of Funds			
Par Amount	57,705,000	85,600,000	**143,305,000**
Funds on Hand	0	6,591,250	**6,591,250**
Total	57,705,000	92,191,250	**149,896,250**
Uses of Funds			
Project Fund	**$42,423,900**	**$35,148,250**	**$77,572,150**
Refunding Escrow	0	56,415,000	**56,415,000**
Debt Service Reserve	5,221,250	0	**5,221,250**
Capitalized Interest	8,655,750	0	**8,655,750**
Costs of Issuance	1,404,100	628,000	**2,032,100**
Total	57,705,000	92,191,250	**149,896,250**
Bond Features			
Projected Coverage	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	0.00%	0.00%	

Taxing Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Gallagherization Base	7.15%
Current Assumption	7.15%
Debt Service Mills	
Service Plan Mill Levy Cap	50.000
Maximum Adjusted Cap	50.000
Target Mill Levy	50.000
Specific Ownership Taxes	6.00%
County Treasurer Fee	1.50%
Operations	
Operations Carve Out	$0
Operations Mill Levy	15.000
Total Mill Levy	65.000

STERLING RANCH METROPOLITAN DISTRICT #4
Development Summary

	Residential							
	39 - Large Lot	27,28,31 - Standard Lot	29 - Standard Lot	32 - Standard Lot	33 - Standard Lot	30,35 - Standard Lot	34 - Standard Lot	36 - Standard Lot
Statutory Actual Value (2023)	$850,000	$650,000	$650,000	$650,000	$650,000	$650,000	$650,000	$700,000
2023	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-
2027	5	9	14	75	-	-	-	-
2028	-	-	-	153	106	41	-	-
2029	-	-	-	-	-	300	-	-
2030	-	-	-	-	-	100	59	128
2031	-	-	-	-	-	-	-	14
2032	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-
Total Units	5	9	14	228	106	441	59	142
Total Statutory Actual Value	$4,250,000	$5,850,000	$9,100,000	$148,200,000	$68,900,000	$286,650,000	$38,350,000	$99,400,000

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STERLING RANCH METROPOLITAN DISTRICT #4
Development Summary

	Residential								
	Smokestack - Standard Lot	Product 10	Product 11	Product 12	Product 13	Product 14	Product 15	Product 16	Total Residential
Statutory Actual Value (2023)	$800,000	$	$	$	$	$	$	$	
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	103
2028	-	-	-	-	-	-	-	-	300
2029	-	-	-	-	-	-	-	-	300
2030	-	-	-	-	-	-	-	-	287
2031	6	-	-	-	-	-	-	-	20
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	6	-	-	-	-	-	-	-	1,010
Total Statutory Actual Value	$4,800,000	$	$	$	$	$	$	$	$660,700,000

STERLING RANCH METROPOLITAN DISTRICT #4

Assessed Value Calculation

	Vacant Land		Residential				Total
	Cumulative Statutory Actual Value[1]	Assessed Value in Collection Year (2-year lag) 29.00%	Total Residential Units	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) 7.15%	Assessed Value in Collection Year (2-year lag)
2022	0		0	0	0		
2023	0	0	0		0	0	0
2024	0	0	0	0	0	0	0
2025	0	0	0		0	0	0
2026	6,795,000	0	0	0	0	0	0
2027	19,500,000	0	103		73,551,265	0	0
2028	19,500,000	1,970,550	300	4,413,076	293,260,098	0	1,970,550
2029	19,295,000	5,655,000	300		512,861,770	5,258,915	10,913,915
2030	1,460,000	5,655,000	287	30,771,706	765,272,375	20,968,097	26,623,097
2031	0	5,595,550	20		782,378,602	36,669,617	42,265,167
2032	0	423,400	0	46,942,716	829,321,318	54,716,975	55,140,375
2033	0	0	0		829,321,318	55,940,070	55,940,070
2034	0	0	0	49,759,279	879,080,598	59,296,474	59,296,474
2035	0	0	0		879,080,598	59,296,474	59,296,474
2036	0	0	0	52,744,836	931,825,433	62,854,263	62,854,263
2037	0	0	0		931,825,433	62,854,263	62,854,263
2038	0	0	0	55,909,526	987,734,959	66,625,518	66,625,518
2039	0	0	0		987,734,959	66,625,518	66,625,518
2040	0	0	0	59,264,098	1,046,999,057	70,623,050	70,623,050
2041	0	0	0		1,046,999,057	70,623,050	70,623,050
2042	0	0	0	62,819,943	1,109,819,000	74,860,433	74,860,433
2043	0	0	0		1,109,819,000	74,860,433	74,860,433
2044	0	0	0	66,589,140	1,176,408,140	79,352,059	79,352,059
2045	0	0	0		1,176,408,140	79,352,059	79,352,059
2046	0	0	0	70,584,488	1,246,992,629	84,113,182	84,113,182
2047	0	0	0		1,246,992,629	84,113,182	84,113,182
2048	0	0	0	74,819,558	1,321,812,187	89,159,973	89,159,973
2049	0	0	0		1,321,812,187	89,159,973	89,159,973
2050	0	0	0	79,308,731	1,401,120,918	94,509,571	94,509,571
2051	0	0	0		1,401,120,918	94,509,571	94,509,571
2052	0	0	0	84,067,255	1,485,188,173	100,180,146	100,180,146
2053	0	0	0		1,485,188,173	100,180,146	100,180,146
2054	0	0	0	89,111,290	1,574,299,463	106,190,954	106,190,954
2055	0	0	0		1,574,299,463	106,190,954	106,190,954
2056	0	0	0	94,457,968	1,668,757,431	112,562,412	112,562,412
2057	0	0	0		1,668,757,431	112,562,412	112,562,412
2058	0	0	0	100,125,446	1,768,882,877	119,316,156	119,316,156
2059	0	0	0		1,768,882,877	119,316,156	119,316,156
2060	0	0	0	106,132,973	1,875,015,849	126,475,126	126,475,126
2061	0	0	0		1,875,015,849	126,475,126	126,475,126
2062	0	0	0	112,500,951	1,987,516,800	134,063,633	134,063,633
2063	0	0	0		1,987,516,800	134,063,633	134,063,633
2064	0	0	0	119,251,008	2,106,767,808	142,107,451	142,107,451
2065	0	0	0		2,106,767,808	142,107,451	142,107,451
2066	0	0	0	126,406,069	2,233,173,877	150,633,898	150,633,898
2067	0	0	0		2,233,173,877	150,633,898	150,633,898
Total			1,010	1,485,980,057			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

STERLING RANCH METROPOLITAN DISTRICT #4

Revenue Calculation

	District Mill Levy Revenue				Expenses		Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee $4,000	Revenue Available for Debt Service
2022							
2023	0	0.000	0	0	0	0	0
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	0	0.000	0	0	0	0	0
2028	1,970,550	50.000	98,528	5,912	(1,567)	(4,000)	98,873
2029	10,913,915	50.000	545,696	32,742	(8,677)	(4,000)	565,761
2030	26,623,097	50.000	1,331,155	79,869	(21,165)	(4,000)	1,385,859
2031	42,265,167	50.000	2,113,258	126,795	(33,601)	(4,000)	2,202,453
2032	55,140,375	50.000	2,757,019	165,421	(43,837)	(4,000)	2,874,603
2033	55,940,070	50.000	2,797,004	167,820	(44,472)	(4,000)	2,916,351
2034	59,296,474	50.000	2,964,824	177,889	(47,141)	(4,000)	3,091,572
2035	59,296,474	50.000	2,964,824	177,889	(47,141)	(4,000)	3,091,572
2036	62,854,263	50.000	3,142,713	188,563	(49,969)	(4,000)	3,277,307
2037	62,854,263	50.000	3,142,713	188,563	(49,969)	(4,000)	3,277,307
2038	66,625,518	50.000	3,331,276	199,877	(52,967)	(4,000)	3,474,185
2039	66,625,518	50.000	3,331,276	199,877	(52,967)	(4,000)	3,474,185
2040	70,623,050	50.000	3,531,152	211,869	(56,145)	(4,000)	3,682,876
2041	70,623,050	50.000	3,531,152	211,869	(56,145)	(4,000)	3,682,876
2042	74,860,433	50.000	3,743,022	224,581	(59,514)	(4,000)	3,904,089
2043	74,860,433	50.000	3,743,022	224,581	(59,514)	(4,000)	3,904,089
2044	79,352,059	50.000	3,967,603	238,056	(63,085)	(4,000)	4,138,574
2045	79,352,059	50.000	3,967,603	238,056	(63,085)	(4,000)	4,138,574
2046	84,113,182	50.000	4,205,659	252,340	(66,870)	(4,000)	4,387,129
2047	84,113,182	50.000	4,205,659	252,340	(66,870)	(4,000)	4,387,129
2048	89,159,973	50.000	4,457,999	267,480	(70,882)	(4,000)	4,650,596
2049	89,159,973	50.000	4,457,999	267,480	(70,882)	(4,000)	4,650,596
2050	94,509,571	50.000	4,725,479	283,529	(75,135)	(4,000)	4,929,872
2051	94,509,571	50.000	4,725,479	283,529	(75,135)	(4,000)	4,929,872
2052	100,180,146	50.000	5,009,007	300,540	(79,643)	(4,000)	5,225,905
2053	100,180,146	50.000	5,009,007	300,540	(79,643)	(4,000)	5,225,905
2054	106,190,954	50.000	5,309,548	318,573	(84,422)	(4,000)	5,539,699
2055	106,190,954	50.000	5,309,548	318,573	(84,422)	(4,000)	5,539,699
2056	112,562,412	50.000	5,628,121	337,687	(89,487)	(4,000)	5,872,321
2057	112,562,412	50.000	5,628,121	337,687	(89,487)	(4,000)	5,872,321
2058	119,316,156	50.000	5,965,808	357,948	(94,856)	(4,000)	6,224,900
2059	119,316,156	50.000	5,965,808	357,948	(94,856)	(4,000)	6,224,900
2060	126,475,126	50.000	6,323,756	379,425	(100,548)	(4,000)	6,598,634
2061	126,475,126	50.000	6,323,756	379,425	(100,548)	(4,000)	6,598,634
2062	134,063,633	50.000	6,703,182	402,191	(106,581)	(4,000)	6,994,792
2063	134,063,633	50.000	6,703,182	395,802	(106,485)	(4,000)	6,988,499
2064	142,107,451	50.000	7,105,373	419,550	(112,874)	(4,000)	7,408,049
2065	142,107,451	50.000	7,105,373	419,550	(112,874)	(4,000)	7,408,049
2066	150,633,898	50.000	7,531,695	444,723	(119,646)	(4,000)	7,852,772
2067	150,633,898	50.000	7,531,695	444,723	(119,646)	(4,000)	7,852,772
Total			176,935,089	10,581,814	(2,812,754)	(160,000)	184,544,149

STERLING RANCH METROPOLITAN DISTRICT #4

Senior Debt Service

	Total	Net Debt Service				Senior Surplus Fund			Ratio Analysis	
		Series 2027	Series 2037							
	Revenue Available for Debt Service	Dated: 12/1/27 Par: $57,705,000 Proj: $42,423,900	Dated: 12/1/37 Par: $85,600,000 Proj: $35,148,250 Esc: $56,415,000	Total	Funds on Hand as a Source	Annual Surplus	Cumulative Balance $8,560,000 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
2022										
2023	0									
2024	0									
2025	0									
2026	0									
2027	0	0		0		0	*0*	*0*	n/a	n/a
2028	98,873	0		0		98,873	*98,873*	*0*	2928%	n/a
2029	565,761	0		0		565,761	*664,634*	*0*	529%	n/a
2030	1,385,859	0		0		1,385,859	*2,050,492*	*0*	217%	n/a
2031	2,202,453	2,885,250		2,885,250		(682,797)	*1,367,695*	*0*	137%	76%
2032	2,874,603	2,885,250		2,885,250		(10,647)	*1,357,049*	*0*	105%	100%
2033	2,916,351	2,915,250		2,915,250		1,101	*1,358,150*	*0*	103%	100%
2034	3,091,572	3,088,750		3,088,750		2,822	*1,360,972*	*0*	97%	100%
2035	3,091,572	3,088,500		3,088,500		3,072	*1,364,045*	*0*	97%	100%
2036	3,277,307	3,272,750		3,272,750		4,557	*1,368,602*	*0*	91%	100%
2037	3,277,307	3,272,250	0	3,272,250	$1,370,000	(1,364,943)	3,658	0	90%	100%
2038	3,474,185	Ref'd by Ser. '37	3,424,000	3,424,000		50,185	53,844	0	128%	101%
2039	3,474,185		3,469,000	3,469,000		5,185	59,029	0	128%	100%
2040	3,682,876		3,682,200	3,682,200		676	59,705	0	121%	100%
2041	3,682,876		3,681,800	3,681,800		1,076	60,781	0	121%	100%
2042	3,904,089		3,901,000	3,901,000		3,089	63,870	0	114%	100%
2043	3,904,089		3,901,000	3,901,000		3,089	66,959	0	113%	100%
2044	4,138,574		4,135,200	4,135,200		3,374	70,333	0	106%	100%
2045	4,138,574		4,134,200	4,134,200		4,374	74,708	0	105%	100%
2046	4,387,129		4,382,000	4,382,000		5,129	79,836	0	98%	100%
2047	4,387,129		4,383,600	4,383,600		3,529	83,365	0	97%	100%
2048	4,650,596		4,648,400	4,648,400		2,196	85,561	0	90%	100%
2049	4,650,596		4,645,800	4,645,800		4,796	90,358	0	88%	100%
2050	4,929,872		4,926,000	4,926,000		3,872	94,230	0	82%	100%
2051	4,929,872		4,927,600	4,927,600		2,272	96,502	0	80%	100%
2052	5,225,905		5,221,200	5,221,200		4,705	101,207	0	73%	100%
2053	5,225,905		5,225,000	5,225,000		905	102,111	0	71%	100%
2054	5,539,699		5,535,000	5,535,000		4,699	106,810	0	65%	100%
2055	5,539,699		5,538,800	5,538,800		899	107,709	0	62%	100%
2056	5,872,321		5,868,000	5,868,000		4,321	112,029	0	56%	100%
2057	5,872,321		5,869,400	5,869,400		2,921	114,950	0	53%	100%
2058	6,224,900		6,220,400	6,220,400		4,500	119,450	0	47%	100%
2059	6,224,900		6,221,800	6,221,800		3,100	122,550	0	44%	100%
2060	6,598,634		6,596,800	6,596,800		1,834	124,384	0	38%	100%
2061	6,598,634		6,595,200	6,595,200		3,434	127,818	0	34%	100%
2062	6,994,792		6,991,200	6,991,200		3,592	131,410	0	29%	100%
2063	6,988,499		6,993,600	6,993,600		(5,101)	126,308	0	25%	#REF!
2064	7,408,049		7,412,200	7,412,200		(4,151)	122,157	0	19%	#REF!
2065	7,408,049		7,410,000	7,410,000		(1,951)	120,206	0	15%	#REF!
2066	7,852,772		7,857,800	7,857,800		(5,028)	115,177	0	10%	#REF!
2067	7,852,772		7,857,200	7,857,200		(4,428)	0	110,749	5%	#REF!
Total	184,544,149	21,408,000	161,655,400	183,063,400	1,370,000	110,749		110,749		

STERLING RANCH METROPOLITAN DISTRICT #4

Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 15.000 Target	Ops Mill Levy Collections 100%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Operations	Total District Mills
2022							
2023							
2024							
2025							
2026							
2027	0	15.000	0	0	0	0	15.000
2028	1,970,550	15.000	29,558	1,773	(470)	30,862	65.000
2029	10,913,915	15.000	163,709	9,823	(2,603)	170,928	65.000
2030	26,623,097	15.000	399,346	23,961	(6,350)	416,958	65.000
2031	42,265,167	15.000	633,977	38,039	(10,080)	661,936	65.000
2032	55,140,375	15.000	827,106	49,626	(13,151)	863,581	65.000
2033	55,940,070	15.000	839,101	50,346	(13,342)	876,105	65.000
2034	59,296,474	15.000	889,447	53,367	(14,142)	928,672	65.000
2035	59,296,474	15.000	889,447	53,367	(14,142)	928,672	65.000
2036	62,854,263	15.000	942,814	56,569	(14,991)	984,392	65.000
2037	62,854,263	15.000	942,814	56,569	(14,991)	984,392	65.000
2038	66,625,518	15.000	999,383	59,963	(15,890)	1,043,456	65.000
2039	66,625,518	15.000	999,383	59,963	(15,890)	1,043,456	65.000
2040	70,623,050	15.000	1,059,346	63,561	(16,844)	1,106,063	65.000
2041	70,623,050	15.000	1,059,346	63,561	(16,844)	1,106,063	65.000
2042	74,860,433	15.000	1,122,906	67,374	(17,854)	1,172,427	65.000
2043	74,860,433	15.000	1,122,906	67,374	(17,854)	1,172,427	65.000
2044	79,352,059	15.000	1,190,281	71,417	(18,925)	1,242,772	65.000
2045	79,352,059	15.000	1,190,281	71,417	(18,925)	1,242,772	65.000
2046	84,113,182	15.000	1,261,698	75,702	(20,061)	1,317,339	65.000
2047	84,113,182	15.000	1,261,698	75,702	(20,061)	1,317,339	65.000
2048	89,159,973	15.000	1,337,400	80,244	(21,265)	1,396,379	65.000
2049	89,159,973	15.000	1,337,400	80,244	(21,265)	1,396,379	65.000
2050	94,509,571	15.000	1,417,644	85,059	(22,541)	1,480,162	65.000
2051	94,509,571	15.000	1,417,644	85,059	(22,541)	1,480,162	65.000
2052	100,180,146	15.000	1,502,702	90,162	(23,893)	1,568,971	65.000
2053	100,180,146	15.000	1,502,702	90,162	(23,893)	1,568,971	65.000
2054	106,190,954	15.000	1,592,864	95,572	(25,327)	1,663,110	65.000
2055	106,190,954	15.000	1,592,864	95,572	(25,327)	1,663,110	65.000
2056	112,562,412	15.000	1,688,436	101,306	(26,846)	1,762,896	65.000
2057	112,562,412	15.000	1,688,436	101,306	(26,846)	1,762,896	65.000
2058	119,316,156	15.000	1,789,742	107,385	(28,457)	1,868,670	65.000
2059	119,316,156	15.000	1,789,742	107,385	(28,457)	1,868,670	65.000
2060	126,475,126	15.000	1,897,127	113,828	(30,164)	1,980,790	65.000
2061	126,475,126	15.000	1,897,127	113,828	(30,164)	1,980,790	65.000
2062	134,063,633	15.000	2,010,954	120,657	(31,974)	2,099,638	65.000
2063	134,063,633	15.000	2,010,954	120,657	(31,974)	2,099,638	65.000
2064	142,107,451	15.000	2,131,612	127,897	(33,893)	2,225,616	65.000
2065	142,107,451	15.000	2,131,612	127,897	(33,893)	2,225,616	65.000
2066	150,633,898	15.000	2,259,508	135,571	(35,926)	2,359,153	65.000
2067	150,633,898	15.000	2,259,508	135,571	(35,926)	2,359,153	65.000
Total			53,080,527	3,184,832	(843,980)	55,421,378	

SOURCES AND USES OF FUNDS

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2027
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2027
Delivery Date	12/01/2027

Sources:	
Bond Proceeds:	
Par Amount	57,705,000.00
	57,705,000.00

Uses:	
Project Fund Deposits:	
Project Fund	42,423,900.00
Other Fund Deposits:	
Capitalized Interest Fund	8,655,750.00
Debt Service Reserve Fund	5,221,250.00
	13,877,000.00
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,154,100.00
	57,705,000.00

BOND SUMMARY STATISTICS

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2027
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2027
Delivery Date	12/01/2027
First Coupon	06/01/2028
Last Maturity	12/01/2057
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.149025%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.181889%
Average Coupon	5.000000%
Average Life (years)	23.960
Weighted Average Maturity (years)	23.960
Duration of Issue (years)	13.843
Par Amount	57,705,000.00
Bond Proceeds	57,705,000.00
Total Interest	69,130,250.00
Net Interest	70,284,350.00
Bond Years from Dated Date	1,382,605,000.00
Bond Years from Delivery Date	1,382,605,000.00
Total Debt Service	126,835,250.00
Maximum Annual Debt Service	11,093,250.00
Average Annual Debt Service	4,227,841.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2057	57,705,000.00	100.000	5.000%	23.960	11/16/2051	89,442.75
	57,705,000.00			23.960		89,442.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	57,705,000.00	57,705,000.00	57,705,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,154,100.00	-1,154,100.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	56,550,900.00	56,300,900.00	57,705,000.00
Target Date	12/01/2027	12/01/2027	12/01/2027
Yield	5.149025%	5.181889%	5.000000%

NET DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2027
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2028		2,885,250.00	2,885,250.00		2,885,250.00	
12/01/2029		2,885,250.00	2,885,250.00		2,885,250.00	
12/01/2030		2,885,250.00	2,885,250.00		2,885,250.00	
12/01/2031		2,885,250.00	2,885,250.00			2,885,250.00
12/01/2032		2,885,250.00	2,885,250.00			2,885,250.00
12/01/2033	30,000.00	2,885,250.00	2,915,250.00			2,915,250.00
12/01/2034	205,000.00	2,883,750.00	3,088,750.00			3,088,750.00
12/01/2035	215,000.00	2,873,500.00	3,088,500.00			3,088,500.00
12/01/2036	410,000.00	2,862,750.00	3,272,750.00			3,272,750.00
12/01/2037	430,000.00	2,842,250.00	3,272,250.00			3,272,250.00
12/01/2038	650,000.00	2,820,750.00	3,470,750.00			3,470,750.00
12/01/2039	685,000.00	2,788,250.00	3,473,250.00			3,473,250.00
12/01/2040	925,000.00	2,754,000.00	3,679,000.00			3,679,000.00
12/01/2041	975,000.00	2,707,750.00	3,682,750.00			3,682,750.00
12/01/2042	1,240,000.00	2,659,000.00	3,899,000.00			3,899,000.00
12/01/2043	1,305,000.00	2,597,000.00	3,902,000.00			3,902,000.00
12/01/2044	1,605,000.00	2,531,750.00	4,136,750.00			4,136,750.00
12/01/2045	1,685,000.00	2,451,500.00	4,136,500.00			4,136,500.00
12/01/2046	2,015,000.00	2,367,250.00	4,382,250.00			4,382,250.00
12/01/2047	2,120,000.00	2,266,500.00	4,386,500.00			4,386,500.00
12/01/2048	2,485,000.00	2,160,500.00	4,645,500.00			4,645,500.00
12/01/2049	2,610,000.00	2,036,250.00	4,646,250.00			4,646,250.00
12/01/2050	3,020,000.00	1,905,750.00	4,925,750.00			4,925,750.00
12/01/2051	3,170,000.00	1,754,750.00	4,924,750.00			4,924,750.00
12/01/2052	3,625,000.00	1,596,250.00	5,221,250.00			5,221,250.00
12/01/2053	3,810,000.00	1,415,000.00	5,225,000.00			5,225,000.00
12/01/2054	4,310,000.00	1,224,500.00	5,534,500.00			5,534,500.00
12/01/2055	4,530,000.00	1,009,000.00	5,539,000.00			5,539,000.00
12/01/2056	5,085,000.00	782,500.00	5,867,500.00			5,867,500.00
12/01/2057	10,565,000.00	528,250.00	11,093,250.00	5,221,250.00		5,872,000.00
	57,705,000.00	69,130,250.00	126,835,250.00	5,221,250.00	8,655,750.00	112,958,250.00

BOND SOLUTION

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2027
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2028		2,885,250	-2,885,250		98,873	98,873	
12/01/2029		2,885,250	-2,885,250		565,761	565,761	
12/01/2030		2,885,250	-2,885,250		1,385,859	1,385,859	
12/01/2031		2,885,250		2,885,250	2,202,453	-682,797	76.33%
12/01/2032		2,885,250		2,885,250	2,874,603	-10,647	99.63%
12/01/2033	30,000	2,915,250		2,915,250	2,916,351	1,101	100.04%
12/01/2034	205,000	3,088,750		3,088,750	3,091,572	2,822	100.09%
12/01/2035	215,000	3,088,500		3,088,500	3,091,572	3,072	100.10%
12/01/2036	410,000	3,272,750		3,272,750	3,277,307	4,557	100.14%
12/01/2037	430,000	3,272,250		3,272,250	3,277,307	5,057	100.15%
12/01/2038	650,000	3,470,750		3,470,750	3,474,185	3,435	100.10%
12/01/2039	685,000	3,473,250		3,473,250	3,474,185	935	100.03%
12/01/2040	925,000	3,679,000		3,679,000	3,682,876	3,876	100.11%
12/01/2041	975,000	3,682,750		3,682,750	3,682,876	126	100.00%
12/01/2042	1,240,000	3,899,000		3,899,000	3,904,089	5,089	100.13%
12/01/2043	1,305,000	3,902,000		3,902,000	3,904,089	2,089	100.05%
12/01/2044	1,605,000	4,136,750		4,136,750	4,138,574	1,824	100.04%
12/01/2045	1,685,000	4,136,500		4,136,500	4,138,574	2,074	100.05%
12/01/2046	2,015,000	4,382,250		4,382,250	4,387,129	4,879	100.11%
12/01/2047	2,120,000	4,386,500		4,386,500	4,387,129	629	100.01%
12/01/2048	2,485,000	4,645,500		4,645,500	4,650,596	5,096	100.11%
12/01/2049	2,610,000	4,646,250		4,646,250	4,650,596	4,346	100.09%
12/01/2050	3,020,000	4,925,750		4,925,750	4,929,872	4,122	100.08%
12/01/2051	3,170,000	4,924,750		4,924,750	4,929,872	5,122	100.10%
12/01/2052	3,625,000	5,221,250		5,221,250	5,225,905	4,655	100.09%
12/01/2053	3,810,000	5,225,000		5,225,000	5,225,905	905	100.02%
12/01/2054	4,310,000	5,534,500		5,534,500	5,539,699	5,199	100.09%
12/01/2055	4,530,000	5,539,000		5,539,000	5,539,699	699	100.01%
12/01/2056	5,085,000	5,867,500		5,867,500	5,872,321	4,821	100.08%
12/01/2057	10,565,000	11,093,250	-5,221,250	5,872,000	5,872,321	321	100.01%
	57,705,000	126,835,250	-13,877,000	112,958,250	114,392,150	1,433,900	

SOURCES AND USES OF FUNDS

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Dated Date	12/01/2037
Delivery Date	12/01/2037

Sources:	
Bond Proceeds:	
Par Amount	85,600,000.00
Other Sources of Funds:	
Funds on Hand*	1,370,000.00
SERIES 2027 - DSRF*	5,221,250.00
	6,591,250.00
	92,191,250.00

Uses:	
Project Fund Deposits:	
Project Fund	35,148,250.00
Refunding Escrow Deposits:	
Cash Deposit	56,415,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	428,000.00
	92,191,250.00

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2037
Delivery Date	12/01/2037
First Coupon	06/01/2038
Last Maturity	12/01/2067
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035171%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.051690%
Average Coupon	4.000000%
Average Life (years)	22.212
Weighted Average Maturity (years)	22.212
Duration of Issue (years)	14.525
Par Amount	85,600,000.00
Bond Proceeds	85,600,000.00
Total Interest	76,055,400.00
Net Interest	76,483,400.00
Bond Years from Dated Date	1,901,385,000.00
Bond Years from Delivery Date	1,901,385,000.00
Total Debt Service	161,655,400.00
Maximum Annual Debt Service	7,857,800.00
Average Annual Debt Service	5,388,513.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2067	85,600,000.00	100.000	4.000%	22.212	02/17/2060	148,944.00
	85,600,000.00			22.212		148,944.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	85,600,000.00	85,600,000.00	85,600,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-428,000.00	-428,000.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	85,172,000.00	84,972,000.00	85,600,000.00
Target Date	12/01/2037	12/01/2037	12/01/2037
Yield	4.035171%	4.051690%	4.000000%

NET DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2038		3,424,000.00	3,424,000.00	3,424,000.00
12/01/2039	45,000.00	3,424,000.00	3,469,000.00	3,469,000.00
12/01/2040	260,000.00	3,422,200.00	3,682,200.00	3,682,200.00
12/01/2041	270,000.00	3,411,800.00	3,681,800.00	3,681,800.00
12/01/2042	500,000.00	3,401,000.00	3,901,000.00	3,901,000.00
12/01/2043	520,000.00	3,381,000.00	3,901,000.00	3,901,000.00
12/01/2044	775,000.00	3,360,200.00	4,135,200.00	4,135,200.00
12/01/2045	805,000.00	3,329,200.00	4,134,200.00	4,134,200.00
12/01/2046	1,085,000.00	3,297,000.00	4,382,000.00	4,382,000.00
12/01/2047	1,130,000.00	3,253,600.00	4,383,600.00	4,383,600.00
12/01/2048	1,440,000.00	3,208,400.00	4,648,400.00	4,648,400.00
12/01/2049	1,495,000.00	3,150,800.00	4,645,800.00	4,645,800.00
12/01/2050	1,835,000.00	3,091,000.00	4,926,000.00	4,926,000.00
12/01/2051	1,910,000.00	3,017,600.00	4,927,600.00	4,927,600.00
12/01/2052	2,280,000.00	2,941,200.00	5,221,200.00	5,221,200.00
12/01/2053	2,375,000.00	2,850,000.00	5,225,000.00	5,225,000.00
12/01/2054	2,780,000.00	2,755,000.00	5,535,000.00	5,535,000.00
12/01/2055	2,895,000.00	2,643,800.00	5,538,800.00	5,538,800.00
12/01/2056	3,340,000.00	2,528,000.00	5,868,000.00	5,868,000.00
12/01/2057	3,475,000.00	2,394,400.00	5,869,400.00	5,869,400.00
12/01/2058	3,965,000.00	2,255,400.00	6,220,400.00	6,220,400.00
12/01/2059	4,125,000.00	2,096,800.00	6,221,800.00	6,221,800.00
12/01/2060	4,665,000.00	1,931,800.00	6,596,800.00	6,596,800.00
12/01/2061	4,850,000.00	1,745,200.00	6,595,200.00	6,595,200.00
12/01/2062	5,440,000.00	1,551,200.00	6,991,200.00	6,991,200.00
12/01/2063	5,660,000.00	1,333,600.00	6,993,600.00	6,993,600.00
12/01/2064	6,305,000.00	1,107,200.00	7,412,200.00	7,412,200.00
12/01/2065	6,555,000.00	855,000.00	7,410,000.00	7,410,000.00
12/01/2066	7,265,000.00	592,800.00	7,857,800.00	7,857,800.00
12/01/2067	7,555,000.00	302,200.00	7,857,200.00	7,857,200.00
	85,600,000.00	76,055,400.00	161,655,400.00	161,655,400.00

SUMMARY OF BONDS REFUNDED

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
12/9/22: Ser 27 NR SP, 5.00%, 100x, 50.00mls, FG+6% BiRE:					
TERM57	12/01/2038	5.000%	650,000.00	12/01/2037	100.000
	12/01/2039	5.000%	685,000.00	12/01/2037	100.000
	12/01/2040	5.000%	925,000.00	12/01/2037	100.000
	12/01/2041	5.000%	975,000.00	12/01/2037	100.000
	12/01/2042	5.000%	1,240,000.00	12/01/2037	100.000
	12/01/2043	5.000%	1,305,000.00	12/01/2037	100.000
	12/01/2044	5.000%	1,605,000.00	12/01/2037	100.000
	12/01/2045	5.000%	1,685,000.00	12/01/2037	100.000
	12/01/2046	5.000%	2,015,000.00	12/01/2037	100.000
	12/01/2047	5.000%	2,120,000.00	12/01/2037	100.000
	12/01/2048	5.000%	2,485,000.00	12/01/2037	100.000
	12/01/2049	5.000%	2,610,000.00	12/01/2037	100.000
	12/01/2050	5.000%	3,020,000.00	12/01/2037	100.000
	12/01/2051	5.000%	3,170,000.00	12/01/2037	100.000
	12/01/2052	5.000%	3,625,000.00	12/01/2037	100.000
	12/01/2053	5.000%	3,810,000.00	12/01/2037	100.000
	12/01/2054	5.000%	4,310,000.00	12/01/2037	100.000
	12/01/2055	5.000%	4,530,000.00	12/01/2037	100.000
	12/01/2056	5.000%	5,085,000.00	12/01/2037	100.000
	12/01/2057	5.000%	10,565,000.00	12/01/2037	100.000
			56,415,000.00		

ESCROW REQUIREMENTS

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Dated Date	12/01/2037
Delivery Date	12/01/2037

Period Ending	Principal Redeemed	Total
12/01/2037	56,415,000.00	56,415,000.00
	56,415,000.00	56,415,000.00

PRIOR BOND DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2038	650,000.00	5.000%	2,820,750.00	3,470,750.00
12/01/2039	685,000.00	5.000%	2,788,250.00	3,473,250.00
12/01/2040	925,000.00	5.000%	2,754,000.00	3,679,000.00
12/01/2041	975,000.00	5.000%	2,707,750.00	3,682,750.00
12/01/2042	1,240,000.00	5.000%	2,659,000.00	3,899,000.00
12/01/2043	1,305,000.00	5.000%	2,597,000.00	3,902,000.00
12/01/2044	1,605,000.00	5.000%	2,531,750.00	4,136,750.00
12/01/2045	1,685,000.00	5.000%	2,451,500.00	4,136,500.00
12/01/2046	2,015,000.00	5.000%	2,367,250.00	4,382,250.00
12/01/2047	2,120,000.00	5.000%	2,266,500.00	4,386,500.00
12/01/2048	2,485,000.00	5.000%	2,160,500.00	4,645,500.00
12/01/2049	2,610,000.00	5.000%	2,036,250.00	4,646,250.00
12/01/2050	3,020,000.00	5.000%	1,905,750.00	4,925,750.00
12/01/2051	3,170,000.00	5.000%	1,754,750.00	4,924,750.00
12/01/2052	3,625,000.00	5.000%	1,596,250.00	5,221,250.00
12/01/2053	3,810,000.00	5.000%	1,415,000.00	5,225,000.00
12/01/2054	4,310,000.00	5.000%	1,224,500.00	5,534,500.00
12/01/2055	4,530,000.00	5.000%	1,009,000.00	5,539,000.00
12/01/2056	5,085,000.00	5.000%	782,500.00	5,867,500.00
12/01/2057	10,565,000.00	5.000%	528,250.00	11,093,250.00
	56,415,000.00		40,356,500.00	96,771,500.00

BOND SOLUTION

STERLING RANCH METROPOLITAN DISTRICT #4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037
Pay & Cancel Refunding of (proposed) Series 2027 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2038		3,424,000	3,424,000	3,474,185	50,185	101.47%
12/01/2039	45,000	3,469,000	3,469,000	3,474,185	5,185	100.15%
12/01/2040	260,000	3,682,200	3,682,200	3,682,876	676	100.02%
12/01/2041	270,000	3,681,800	3,681,800	3,682,876	1,076	100.03%
12/01/2042	500,000	3,901,000	3,901,000	3,904,089	3,089	100.08%
12/01/2043	520,000	3,901,000	3,901,000	3,904,089	3,089	100.08%
12/01/2044	775,000	4,135,200	4,135,200	4,138,574	3,374	100.08%
12/01/2045	805,000	4,134,200	4,134,200	4,138,574	4,374	100.11%
12/01/2046	1,085,000	4,382,000	4,382,000	4,387,129	5,129	100.12%
12/01/2047	1,130,000	4,383,600	4,383,600	4,387,129	3,529	100.08%
12/01/2048	1,440,000	4,648,400	4,648,400	4,650,596	2,196	100.05%
12/01/2049	1,495,000	4,645,800	4,645,800	4,650,596	4,796	100.10%
12/01/2050	1,835,000	4,926,000	4,926,000	4,929,872	3,872	100.08%
12/01/2051	1,910,000	4,927,600	4,927,600	4,929,872	2,272	100.05%
12/01/2052	2,280,000	5,221,200	5,221,200	5,225,905	4,705	100.09%
12/01/2053	2,375,000	5,225,000	5,225,000	5,225,905	905	100.02%
12/01/2054	2,780,000	5,535,000	5,535,000	5,539,699	4,699	100.08%
12/01/2055	2,895,000	5,538,800	5,538,800	5,539,699	899	100.02%
12/01/2056	3,340,000	5,868,000	5,868,000	5,872,321	4,321	100.07%
12/01/2057	3,475,000	5,869,400	5,869,400	5,872,321	2,921	100.05%
12/01/2058	3,965,000	6,220,400	6,220,400	6,224,900	4,500	100.07%
12/01/2059	4,125,000	6,221,800	6,221,800	6,224,900	3,100	100.05%
12/01/2060	4,665,000	6,596,800	6,596,800	6,598,634	1,834	100.03%
12/01/2061	4,850,000	6,595,200	6,595,200	6,598,634	3,434	100.05%
12/01/2062	5,440,000	6,991,200	6,991,200	6,994,792	3,592	100.05%
12/01/2063	5,660,000	6,993,600	6,993,600	6,994,888	1,288	100.02%
12/01/2064	6,305,000	7,412,200	7,412,200	7,414,821	2,621	100.04%
12/01/2065	6,555,000	7,410,000	7,410,000	7,414,821	4,821	100.07%
12/01/2066	7,265,000	7,857,800	7,857,800	7,859,950	2,150	100.03%
12/01/2067	7,555,000	7,857,200	7,857,200	7,859,950	2,750	100.04%
	85,600,000	161,655,400	161,655,400	161,796,782	141,382	

D|A DAVIDSON
D.A. Davidson & Co. member SIPC

January 18, 2023

Proposed Sterling Ranch Metropolitan District No. 5
Attention: Russ Dykstra, Esq.
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203

RE: Proposed Sterling Ranch Metropolitan District No. 5

We have analyzed the bonding capacity for the proposed Sterling Ranch Metropolitan District No. 5 (the "District"). The analysis presented herein summarizes information provided on behalf of Classic Homes (the "Developer") and does not include independent verification of the accuracy of development information or assumptions.

Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2022 market values.

1. The residential development is comprised of 598 residential units projected to be completed between 2031 and 2033. Overall, approximately 280 units are projected to be completed in 2031, approximately 278 units are projected to be completed in 2032, and 40 units are projected to be completed in 2033. The average price is modeled at $784,114 with a 1% annual inflation rate.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2031.

2. The District is modeled to issue senior bonds in December 2030 in the estimated principal amount of $43,375,000 and an interest rate of 5.00%. At issuance, it is projected that the District will fund $250,000 in costs of issuance, $6,506,250 in capitalized interest, and $3,973,708 in a Debt Service Reserve Fund from bond proceeds, which constitutes 9.20% of the total 2030 senior bond amount. The Underwriter's discount is modeled as 2% of the principal amount of the senior bonds. The remaining $31,777,542 is projected to be deposited to the District's project fund to install or pay for the installation of public infrastructure benefiting the District.

    a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.

    b. It is projected that 98.5% of property taxes levied will be collected and available to the District.

    c. It is projected that there will be a 6% biennial inflation rate on assessed valuation within the District. The bonding capacity could be higher if the rate of assessment inflation is greater, or lower if the inflation rate is below 6%.

Refinancing Assumptions

1. The District is modeled to issue refunding bonds in December 2040 in the estimated principal amount of $64,335,000, plus estimated funds on hand of $5,228,708, at an interest rate of 4.00%. At issuance, it is projected that the District will fund $42,355,000 to refund the Series 2030 bonds and pay for $200,000 in costs of issuance. The Underwriter's discount is modeled as 0.50% of the principal amount for investment grade senior bonds. The remaining $26,472,583 is projected to be deposited to the District's project fund to install or pay for the installation of public infrastructure benefiting the District.

    a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.

    b. It is projected that 98.5% of property taxes levied will be collected and available to the District.

    c. It is projected that there will be a 2% biennial inflation rate on assessed valuation within the District. The bonding capacity could be higher if the rate of assessment inflation is greater, or lower if the inflation rate is below 2%.

    d. It is projected that the senior bonds will include an investment grade rating.

Estimate of Revenue Projections for first 10 years

The debt service mill levy collection revenues over the first 10 years total $19,125,608, plus an additional $1,147,537 in specific ownership taxes associated with the debt levy, for a total of $20,273,145.

The operations mill levy (maximum of 15 mills) collection revenues total $4,279,756 plus an additional $256,786 in specific ownership taxes associated with the Operations levy for a total of $4,536,542.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the District issues bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%

- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and surplus fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

Disclosures

It is contemplated that D.A. Davidson will provide investment banking services to the District in connection with its future bond financings or other borrowings. D.A. Davidson is not acting as a financial advisor to the District.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS

Laci Knowles

Managing Director, Public Finance

STERLING RANCH METROPOLITAN DISTRICT #5

El Paso County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2030
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040

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SERVICE PLAN

Bond Assumptions	**Series 2030**	**Series 2040**	**Total**
Closing Date	12/1/2030	12/1/2040	
First Call Date	12/1/2035	12/1/2050	
Final Maturity	12/1/2060	12/1/2070	
Sources of Funds			
Par Amount	43,375,000	64,335,000	**107,710,000**
Funds on Hand	0	5,228,708	**5,228,708**
Total	43,375,000	69,563,708	**112,938,708**
Uses of Funds			
Project Fund	**$31,777,542**	**$26,472,583**	**$58,250,125**
Refunding Escrow	0	42,355,000	**42,355,000**
Debt Service Reserve	3,973,708	0	**3,973,708**
Capitalized Interest	6,506,250	214,450	**6,720,700**
Costs of Issuance	1,117,500	521,675	**1,639,175**
Total	43,375,000	69,563,708	**112,938,708**
Bond Features			
Projected Coverage	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	0.00%	0.00%	

Taxing Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Gallagherization Base	7.15%
Current Assumption	7.15%
Debt Service Mills	
Service Plan Mill Levy Cap	50.000
Maximum Adjusted Cap	50.000
Target Mill Levy	50.000
Specific Ownership Taxes	6.00%
County Treasurer Fee	1.50%

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STERLING RANCH METROPOLITAN DISTRICT #5
Development Summary

	Residential								
	37 - Standard Lot	Smokestack - Standard Lot	Smokestack - Large Lot	Product 4	Product 5	Product 6	Product 7	Product 8	Total Residential
Statutory Actual Value (2023)	$675,000	$800,000	$1,250,000	$	$	$	$	$	
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	238	42	-	-	-	-	-	-	280
2032	-	273	5	-	-	-	-	-	278
2033	-	-	40	-	-	-	-	-	40
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	238	315	45	-	-	-	-	-	598
Total Statutory Actual Value	$160,650,000	$252,000,000	$56,250,000	$	$	$	$	$	$468,900,000

STERLING RANCH METROPOLITAN DISTRICT #5

Assessed Value Calculation

	Vacant Land		Residential				Total
	Cumulative Statutory Actual Value[1]	Assessed Value in Collection Year (2-year lag) 29.00%	Total Residential Units	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) 7.15%	Assessed Value in Collection Year (2-year lag)
2022	0		0	0	0		
2023	0	0	0		0	0	0
2024	0	0	0	0	0	0	0
2025	0	0	0		0	0	0
2026	0	0	0	0	0	0	0
2027	0	0	0		0	0	0
2028	0	0	0	0	0	0	0
2029	0	0	0		0	0	0
2030	19,425,000	0	0	0	0	0	0
2031	22,465,000	0	280		227,594,835	0	0
2032	5,000,000	5,633,250	278	13,655,690	509,728,070	0	5,633,250
2033	0	6,514,850	40		570,677,791	16,273,031	22,787,881
2034	0	1,450,000	0	34,240,667	604,918,459	36,445,557	37,895,557
2035	0	0	0		604,918,459	40,803,462	40,803,462
2036	0	0	0	36,295,108	641,213,566	43,251,670	43,251,670
2037	0	0	0		641,213,566	43,251,670	43,251,670
2038	0	0	0	38,472,814	679,686,380	45,846,770	45,846,770
2039	0	0	0		679,686,380	45,846,770	45,846,770
2040	0	0	0	40,781,183	720,467,563	48,597,576	48,597,576
2041	0	0	0		720,467,563	48,597,576	48,597,576
2042	0	0	0	43,228,054	763,695,617	51,513,431	51,513,431
2043	0	0	0		763,695,617	51,513,431	51,513,431
2044	0	0	0	45,821,737	809,517,354	54,604,237	54,604,237
2045	0	0	0		809,517,354	54,604,237	54,604,237
2046	0	0	0	48,571,041	858,088,395	57,880,491	57,880,491
2047	0	0	0		858,088,395	57,880,491	57,880,491
2048	0	0	0	51,485,304	909,573,699	61,353,320	61,353,320
2049	0	0	0		909,573,699	61,353,320	61,353,320
2050	0	0	0	54,574,422	964,148,121	65,034,519	65,034,519
2051	0	0	0		964,148,121	65,034,519	65,034,519
2052	0	0	0	57,848,887	1,021,997,008	68,936,591	68,936,591
2053	0	0	0		1,021,997,008	68,936,591	68,936,591
2054	0	0	0	61,319,820	1,083,316,829	73,072,786	73,072,786
2055	0	0	0		1,083,316,829	73,072,786	73,072,786
2056	0	0	0	64,999,010	1,148,315,838	77,457,153	77,457,153
2057	0	0	0		1,148,315,838	77,457,153	77,457,153
2058	0	0	0	68,898,950	1,217,214,789	82,104,582	82,104,582
2059	0	0	0		1,217,214,789	82,104,582	82,104,582
2060	0	0	0	73,032,887	1,290,247,676	87,030,857	87,030,857
2061	0	0	0		1,290,247,676	87,030,857	87,030,857
2062	0	0	0	77,414,861	1,367,662,537	92,252,709	92,252,709
2063	0	0	0		1,367,662,537	92,252,709	92,252,709
2064	0	0	0	82,059,752	1,449,722,289	97,787,871	97,787,871
2065	0	0	0		1,449,722,289	97,787,871	97,787,871
2066	0	0	0	86,983,337	1,536,705,626	103,655,144	103,655,144
2067	0	0	0		1,536,705,626	103,655,144	103,655,144
2068	0	0	0	92,202,338	1,628,907,964	109,874,452	109,874,452
2069	0	0	0		1,628,907,964	109,874,452	109,874,452
2070	0	0	0	97,734,478	1,726,642,441	116,466,919	116,466,919
Total			598	1,169,620,340			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

STERLING RANCH METROPOLITAN DISTRICT #5

Revenue Calculation

	District Mill Levy Revenue				Expenses		Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee $4,000	Revenue Available for Debt Service
2022							
2023	0	0.000	0	0	0	0	0
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	0	0.000	0	0	0	0	0
2028	0	0.000	0	0	0	0	0
2029	0	0.000	0	0	0	0	0
2030	0	0.000	0	0	0	0	0
2031	0	50.000	0	0	0	0	0
2032	5,633,250	50.000	281,663	16,900	(4,478)	(4,000)	290,084
2033	22,787,881	50.000	1,139,394	68,364	(18,116)	(4,000)	1,185,641
2034	37,895,557	50.000	1,894,778	113,687	(30,127)	(4,000)	1,974,338
2035	40,803,462	50.000	2,040,173	122,410	(32,439)	(4,000)	2,126,145
2036	43,251,670	50.000	2,162,583	129,755	(34,385)	(4,000)	2,253,953
2037	43,251,670	50.000	2,162,583	129,755	(34,385)	(4,000)	2,253,953
2038	45,846,770	50.000	2,292,338	137,540	(36,448)	(4,000)	2,389,431
2039	45,846,770	50.000	2,292,338	137,540	(36,448)	(4,000)	2,389,431
2040	48,597,576	50.000	2,429,879	145,793	(38,635)	(4,000)	2,533,036
2041	48,597,576	50.000	2,429,879	145,793	(38,635)	(4,000)	2,533,036
2042	51,513,431	50.000	2,575,672	154,540	(40,953)	(4,000)	2,685,259
2043	51,513,431	50.000	2,575,672	154,540	(40,953)	(4,000)	2,685,259
2044	54,604,237	50.000	2,730,212	163,813	(43,410)	(4,000)	2,846,614
2045	54,604,237	50.000	2,730,212	163,813	(43,410)	(4,000)	2,846,614
2046	57,880,491	50.000	2,894,025	173,641	(46,015)	(4,000)	3,017,651
2047	57,880,491	50.000	2,894,025	173,641	(46,015)	(4,000)	3,017,651
2048	61,353,320	50.000	3,067,666	184,060	(48,776)	(4,000)	3,198,950
2049	61,353,320	50.000	3,067,666	184,060	(48,776)	(4,000)	3,198,950
2050	65,034,519	50.000	3,251,726	195,104	(51,702)	(4,000)	3,391,127
2051	65,034,519	50.000	3,251,726	195,104	(51,702)	(4,000)	3,391,127
2052	68,936,591	50.000	3,446,830	206,810	(54,805)	(4,000)	3,594,835
2053	68,936,591	50.000	3,446,830	206,810	(54,805)	(4,000)	3,594,835
2054	73,072,786	50.000	3,653,639	219,218	(58,093)	(4,000)	3,810,765
2055	73,072,786	50.000	3,653,639	219,218	(58,093)	(4,000)	3,810,765
2056	77,457,153	50.000	3,872,858	232,371	(61,578)	(4,000)	4,039,651
2057	77,457,153	50.000	3,872,858	232,371	(61,578)	(4,000)	4,039,651
2058	82,104,582	50.000	4,105,229	246,314	(65,273)	(4,000)	4,282,270
2059	82,104,582	50.000	4,105,229	246,314	(65,273)	(4,000)	4,282,270
2060	87,030,857	50.000	4,351,543	261,093	(69,190)	(4,000)	4,539,446
2061	87,030,857	50.000	4,351,543	261,093	(69,190)	(4,000)	4,539,446
2062	92,252,709	50.000	4,612,635	276,758	(73,341)	(4,000)	4,812,053
2063	92,252,709	50.000	4,612,635	272,362	(73,275)	(4,000)	4,807,722
2064	97,787,871	50.000	4,889,394	288,703	(77,671)	(4,000)	5,096,425
2065	97,787,871	50.000	4,889,394	288,703	(77,671)	(4,000)	5,096,425
2066	103,655,144	50.000	5,182,757	306,026	(82,332)	(4,000)	5,402,451
2067	103,655,144	50.000	5,182,757	306,026	(82,332)	(4,000)	5,402,451
2068	109,874,452	50.000	5,493,723	324,387	(87,272)	(4,000)	5,726,838
2069	109,874,452	50.000	5,493,723	324,387	(87,272)	(4,000)	5,726,838
2070	116,466,919	50.000	5,823,346	343,850	(92,508)	(4,000)	6,070,688
Total			133,204,769	7,952,666	(2,117,362)	(156,000)	138,884,074

STERLING RANCH METROPOLITAN DISTRICT #5

Senior Debt Service

	Total	Net Debt Service				Senior Surplus Fund			Ratio Analysis	
		Series 2030	Series 2040							
	Revenue Available for Debt Service	Dated: 12/1/30 Par: $43,375,000 Proj: $31,777,542	Dated: 12/1/40 Par: $64,335,000 Proj: $26,472,583 Esc: $42,355,000	Total	Funds on Hand as a Source	Annual Surplus	Cumulative Balance $6,433,500 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
2022										
2023	0									
2024	0									
2025	0									
2026	0									
2027	0									
2028	0									
2029	0									
2030	0	0		0		0	*0*	*0*	n/a	n/a
2031	0	0		0		0	*0*	*0*	n/a	n/a
2032	290,084	0		0		290,084	*290,084*	*0*	770%	n/a
2033	1,185,641	0		0		1,185,641	*1,475,725*	*0*	190%	n/a
2034	1,974,338	2,168,750		2,168,750		(194,412)	*1,281,313*	*0*	114%	91%
2035	2,126,145	2,168,750		2,168,750		(42,605)	*1,238,707*	*0*	106%	98%
2036	2,253,953	2,248,750		2,248,750		5,203	*1,243,911*	*0*	100%	100%
2037	2,253,953	2,249,750		2,249,750		4,203	*1,248,114*	*0*	100%	100%
2038	2,389,431	2,385,500		2,385,500		3,931	*1,252,045*	*0*	94%	100%
2039	2,389,431	2,384,250		2,384,250		5,181	*1,257,226*	*0*	94%	100%
2040	2,533,036	2,532,500	0	2,532,500	$1,255,000	(1,254,464)	2,762	0	88%	100%
2041	2,533,036	Ref'd by Ser. '40	2,358,950	2,358,950		174,086	176,848	0	132%	107%
2042	2,685,259		2,683,400	2,683,400		1,859	178,707	0	125%	100%
2043	2,685,259		2,684,000	2,684,000		1,259	179,966	0	125%	100%
2044	2,846,614		2,844,400	2,844,400		2,214	182,180	0	117%	100%
2045	2,846,614		2,843,200	2,843,200		3,414	185,594	0	117%	100%
2046	3,017,651		3,016,600	3,016,600		1,051	186,645	0	110%	100%
2047	3,017,651		3,012,600	3,012,600		5,051	191,696	0	109%	100%
2048	3,198,950		3,198,000	3,198,000		950	192,646	0	102%	100%
2049	3,198,950		3,195,200	3,195,200		3,750	196,396	0	101%	100%
2050	3,391,127		3,386,400	3,386,400		4,727	201,123	0	94%	100%
2051	3,391,127		3,388,800	3,388,800		2,327	203,450	0	93%	100%
2052	3,594,835		3,594,600	3,594,600		235	203,685	0	86%	100%
2053	3,594,835		3,590,600	3,590,600		4,235	207,920	0	84%	100%
2054	3,810,765		3,809,800	3,809,800		965	208,885	0	78%	100%
2055	3,810,765		3,808,200	3,808,200		2,565	211,450	0	76%	100%
2056	4,039,651		4,039,200	4,039,200		451	211,900	0	69%	100%
2057	4,039,651		4,038,400	4,038,400		1,251	213,151	0	67%	100%
2058	4,282,270		4,279,600	4,279,600		2,670	215,821	0	61%	100%
2059	4,282,270		4,278,000	4,278,000		4,270	220,090	0	58%	100%
2060	4,539,446		4,537,800	4,537,800		1,646	221,736	0	52%	100%
2061	4,539,446		4,538,400	4,538,400		1,046	222,782	0	49%	100%
2062	4,812,053		4,809,600	4,809,600		2,453	225,235	0	43%	100%
2063	4,807,722		4,810,400	4,810,400		(2,678)	222,557	0	39%	#REF!
2064	5,096,425		5,101,000	5,101,000		(4,575)	217,982	0	34%	#REF!
2065	5,096,425		5,099,600	5,099,600		(3,175)	214,808	0	30%	#REF!
2066	5,402,451		5,407,200	5,407,200		(4,749)	210,059	0	24%	#REF!
2067	5,402,451		5,406,200	5,406,200		(3,749)	206,310	0	20%	#REF!
2068	5,726,838		5,728,200	5,728,200		(1,362)	204,948	0	15%	#REF!
2069	5,726,838		5,730,000	5,730,000		(3,162)	201,786	0	10%	#REF!
2070	6,070,688		6,073,600	6,073,600		(2,912)	0	198,874	5%	#REF!
Total	138,884,074	16,138,250	121,291,950	137,430,200	1,255,000	198,874		198,874		

STERLING RANCH METROPOLITAN DISTRICT #5

Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 15.000 Target	Ops Mill Levy Collections 100%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Operations	Total District Mills
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
2030	0	15.000	0	0	0	0	15.000
2031	0	15.000	0	0	0	0	65.000
2032	5,633,250	15.000	84,499	5,070	(1,344)	88,225	65.000
2033	22,787,881	15.000	341,818	20,509	(5,435)	356,892	65.000
2034	37,895,557	15.000	568,433	34,106	(9,038)	593,501	65.000
2035	40,803,462	15.000	612,052	36,723	(9,732)	639,043	65.000
2036	43,251,670	15.000	648,775	38,927	(10,316)	677,386	65.000
2037	43,251,670	15.000	648,775	38,927	(10,316)	677,386	65.000
2038	45,846,770	15.000	687,702	41,262	(10,934)	718,029	65.000
2039	45,846,770	15.000	687,702	41,262	(10,934)	718,029	65.000
2040	48,597,576	15.000	728,964	43,738	(11,591)	761,111	65.000
2041	48,597,576	15.000	728,964	43,738	(11,591)	761,111	65.000
2042	51,513,431	15.000	772,701	46,362	(12,286)	806,778	65.000
2043	51,513,431	15.000	772,701	46,362	(12,286)	806,778	65.000
2044	54,604,237	15.000	819,064	49,144	(13,023)	855,184	65.000
2045	54,604,237	15.000	819,064	49,144	(13,023)	855,184	65.000
2046	57,880,491	15.000	868,207	52,092	(13,804)	906,495	65.000
2047	57,880,491	15.000	868,207	52,092	(13,804)	906,495	65.000
2048	61,353,320	15.000	920,300	55,218	(14,633)	960,885	65.000
2049	61,353,320	15.000	920,300	55,218	(14,633)	960,885	65.000
2050	65,034,519	15.000	975,518	58,531	(15,511)	1,018,538	65.000
2051	65,034,519	15.000	975,518	58,531	(15,511)	1,018,538	65.000
2052	68,936,591	15.000	1,034,049	62,043	(16,441)	1,079,650	65.000
2053	68,936,591	15.000	1,034,049	62,043	(16,441)	1,079,650	65.000
2054	73,072,786	15.000	1,096,092	65,766	(17,428)	1,144,429	65.000
2055	73,072,786	15.000	1,096,092	65,766	(17,428)	1,144,429	65.000
2056	77,457,153	15.000	1,161,857	69,711	(18,474)	1,213,095	65.000
2057	77,457,153	15.000	1,161,857	69,711	(18,474)	1,213,095	65.000
2058	82,104,582	15.000	1,231,569	73,894	(19,582)	1,285,881	65.000
2059	82,104,582	15.000	1,231,569	73,894	(19,582)	1,285,881	65.000
2060	87,030,857	15.000	1,305,463	78,328	(20,757)	1,363,034	65.000
2061	87,030,857	15.000	1,305,463	78,328	(20,757)	1,363,034	65.000
2062	92,252,709	15.000	1,383,791	83,027	(22,002)	1,444,816	65.000
2063	92,252,709	15.000	1,383,791	83,027	(22,002)	1,444,816	65.000
2064	97,787,871	15.000	1,466,818	88,009	(23,322)	1,531,505	65.000
2065	97,787,871	15.000	1,466,818	88,009	(23,322)	1,531,505	65.000
2066	103,655,144	15.000	1,554,827	93,290	(24,722)	1,623,395	65.000
2067	103,655,144	15.000	1,554,827	93,290	(24,722)	1,623,395	65.000
2068	109,874,452	15.000	1,648,117	98,887	(26,205)	1,720,799	65.000
2069	109,874,452	15.000	1,648,117	98,887	(26,205)	1,720,799	65.000
2070	116,466,919	15.000	1,747,004	104,820	(27,777)	1,824,047	65.000
Total			39,961,431	2,397,686	(635,387)	41,723,730	

SOURCES AND USES OF FUNDS

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:	
Bond Proceeds:	
Par Amount	43,375,000.00
	43,375,000.00

Uses:	
Project Fund Deposits:	
Project Fund	31,777,541.67
Other Fund Deposits:	
Capitalized Interest Fund	6,506,250.00
Debt Service Reserve Fund	3,973,708.33
	10,479,958.33
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	867,500.00
	43,375,000.00

BOND SUMMARY STATISTICS

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148993%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.192751%
Average Coupon	5.000000%
Average Life (years)	23.974
Weighted Average Maturity (years)	23.974
Duration of Issue (years)	13.846
Par Amount	43,375,000.00
Bond Proceeds	43,375,000.00
Total Interest	51,994,000.00
Net Interest	52,861,500.00
Bond Years from Dated Date	1,039,880,000.00
Bond Years from Delivery Date	1,039,880,000.00
Total Debt Service	95,369,000.00
Maximum Annual Debt Service	8,510,250.00
Average Annual Debt Service	3,178,966.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	43,375,000.00	100.000	5.000%	23.974	11/21/2054	67,231.25
	43,375,000.00			23.974		67,231.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	43,375,000.00	43,375,000.00	43,375,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-867,500.00	-867,500.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	42,507,500.00	42,257,500.00	43,375,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	5.148993%	5.192751%	5.000000%

NET DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2031		2,168,750.00	2,168,750.00		2,168,750.00	
12/01/2032		2,168,750.00	2,168,750.00		2,168,750.00	
12/01/2033		2,168,750.00	2,168,750.00		2,168,750.00	
12/01/2034		2,168,750.00	2,168,750.00			2,168,750.00
12/01/2035		2,168,750.00	2,168,750.00			2,168,750.00
12/01/2036	80,000.00	2,168,750.00	2,248,750.00			2,248,750.00
12/01/2037	85,000.00	2,164,750.00	2,249,750.00			2,249,750.00
12/01/2038	225,000.00	2,160,500.00	2,385,500.00			2,385,500.00
12/01/2039	235,000.00	2,149,250.00	2,384,250.00			2,384,250.00
12/01/2040	395,000.00	2,137,500.00	2,532,500.00			2,532,500.00
12/01/2041	415,000.00	2,117,750.00	2,532,750.00			2,532,750.00
12/01/2042	585,000.00	2,097,000.00	2,682,000.00			2,682,000.00
12/01/2043	615,000.00	2,067,750.00	2,682,750.00			2,682,750.00
12/01/2044	805,000.00	2,037,000.00	2,842,000.00			2,842,000.00
12/01/2045	845,000.00	1,996,750.00	2,841,750.00			2,841,750.00
12/01/2046	1,060,000.00	1,954,500.00	3,014,500.00			3,014,500.00
12/01/2047	1,115,000.00	1,901,500.00	3,016,500.00			3,016,500.00
12/01/2048	1,350,000.00	1,845,750.00	3,195,750.00			3,195,750.00
12/01/2049	1,420,000.00	1,778,250.00	3,198,250.00			3,198,250.00
12/01/2050	1,680,000.00	1,707,250.00	3,387,250.00			3,387,250.00
12/01/2051	1,765,000.00	1,623,250.00	3,388,250.00			3,388,250.00
12/01/2052	2,055,000.00	1,535,000.00	3,590,000.00			3,590,000.00
12/01/2053	2,160,000.00	1,432,250.00	3,592,250.00			3,592,250.00
12/01/2054	2,485,000.00	1,324,250.00	3,809,250.00			3,809,250.00
12/01/2055	2,610,000.00	1,200,000.00	3,810,000.00			3,810,000.00
12/01/2056	2,965,000.00	1,069,500.00	4,034,500.00			4,034,500.00
12/01/2057	3,115,000.00	921,250.00	4,036,250.00			4,036,250.00
12/01/2058	3,515,000.00	765,500.00	4,280,500.00			4,280,500.00
12/01/2059	3,690,000.00	589,750.00	4,279,750.00			4,279,750.00
12/01/2060	8,105,000.00	405,250.00	8,510,250.00	3,973,708.33		4,536,541.67
	43,375,000.00	51,994,000.00	95,369,000.00	3,973,708.33	6,506,250.00	84,889,041.67

BOND SOLUTION

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
50.00 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2031		2,168,750	-2,168,750				
12/01/2032		2,168,750	-2,168,750		290,084	290,084	
12/01/2033		2,168,750	-2,168,750		1,185,641	1,185,641	
12/01/2034		2,168,750		2,168,750	1,974,338	-194,412	91.04%
12/01/2035		2,168,750		2,168,750	2,126,145	-42,605	98.04%
12/01/2036	80,000	2,248,750		2,248,750	2,253,953	5,203	100.23%
12/01/2037	85,000	2,249,750		2,249,750	2,253,953	4,203	100.19%
12/01/2038	225,000	2,385,500		2,385,500	2,389,431	3,931	100.16%
12/01/2039	235,000	2,384,250		2,384,250	2,389,431	5,181	100.22%
12/01/2040	395,000	2,532,500		2,532,500	2,533,036	536	100.02%
12/01/2041	415,000	2,532,750		2,532,750	2,533,036	286	100.01%
12/01/2042	585,000	2,682,000		2,682,000	2,685,259	3,259	100.12%
12/01/2043	615,000	2,682,750		2,682,750	2,685,259	2,509	100.09%
12/01/2044	805,000	2,842,000		2,842,000	2,846,614	4,614	100.16%
12/01/2045	845,000	2,841,750		2,841,750	2,846,614	4,864	100.17%
12/01/2046	1,060,000	3,014,500		3,014,500	3,017,651	3,151	100.10%
12/01/2047	1,115,000	3,016,500		3,016,500	3,017,651	1,151	100.04%
12/01/2048	1,350,000	3,195,750		3,195,750	3,198,950	3,200	100.10%
12/01/2049	1,420,000	3,198,250		3,198,250	3,198,950	700	100.02%
12/01/2050	1,680,000	3,387,250		3,387,250	3,391,127	3,877	100.11%
12/01/2051	1,765,000	3,388,250		3,388,250	3,391,127	2,877	100.08%
12/01/2052	2,055,000	3,590,000		3,590,000	3,594,835	4,835	100.13%
12/01/2053	2,160,000	3,592,250		3,592,250	3,594,835	2,585	100.07%
12/01/2054	2,485,000	3,809,250		3,809,250	3,810,765	1,515	100.04%
12/01/2055	2,610,000	3,810,000		3,810,000	3,810,765	765	100.02%
12/01/2056	2,965,000	4,034,500		4,034,500	4,039,651	5,151	100.13%
12/01/2057	3,115,000	4,036,250		4,036,250	4,039,651	3,401	100.08%
12/01/2058	3,515,000	4,280,500		4,280,500	4,282,270	1,770	100.04%
12/01/2059	3,690,000	4,279,750		4,279,750	4,282,270	2,520	100.06%
12/01/2060	8,105,000	8,510,250	-3,973,708	4,536,542	4,539,446	2,904	100.06%
	43,375,000	95,369,000	-10,479,958	84,889,042	86,202,736	1,313,695	

SOURCES AND USES OF FUNDS

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Dated Date	12/01/2040
Delivery Date	12/01/2040

Sources:	
Bond Proceeds:	
Par Amount	64,335,000.00
Other Sources of Funds:	
Funds on Hand*	1,255,000.00
SERIES 2030 - DSRF*	3,973,708.00
	5,228,708.00
	69,563,708.00

Uses:	
Project Fund Deposits:	
Project Fund	26,472,583.00
Refunding Escrow Deposits:	
Cash Deposit	42,355,000.00
Other Fund Deposits:	
Capitalized Interest Fund	214,450.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	321,675.00
	69,563,708.00

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Dated Date	12/01/2040
Delivery Date	12/01/2040
First Coupon	06/01/2041
Last Maturity	12/01/2070
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035172%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.057165%
Average Coupon	4.000000%
Average Life (years)	22.216
Weighted Average Maturity (years)	22.216
Duration of Issue (years)	14.525
Par Amount	64,335,000.00
Bond Proceeds	64,335,000.00
Total Interest	57,171,400.00
Net Interest	57,493,075.00
Bond Years from Dated Date	1,429,285,000.00
Bond Years from Delivery Date	1,429,285,000.00
Total Debt Service	121,506,400.00
Maximum Annual Debt Service	6,073,600.00
Average Annual Debt Service	4,050,213.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2070	64,335,000.00	100.000	4.000%	22.216	02/18/2063	111,942.90
	64,335,000.00			22.216		111,942.90

	TIC	All-In TIC	Arbitrage Yield
Par Value	64,335,000.00	64,335,000.00	64,335,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-321,675.00	-321,675.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	64,013,325.00	63,813,325.00	64,335,000.00
Target Date	12/01/2040	12/01/2040	12/01/2040
Yield	4.035172%	4.057165%	4.000000%

NET DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2041		2,573,400.00	2,573,400.00	214,450.00	2,358,950.00
12/01/2042	110,000.00	2,573,400.00	2,683,400.00		2,683,400.00
12/01/2043	115,000.00	2,569,000.00	2,684,000.00		2,684,000.00
12/01/2044	280,000.00	2,564,400.00	2,844,400.00		2,844,400.00
12/01/2045	290,000.00	2,553,200.00	2,843,200.00		2,843,200.00
12/01/2046	475,000.00	2,541,600.00	3,016,600.00		3,016,600.00
12/01/2047	490,000.00	2,522,600.00	3,012,600.00		3,012,600.00
12/01/2048	695,000.00	2,503,000.00	3,198,000.00		3,198,000.00
12/01/2049	720,000.00	2,475,200.00	3,195,200.00		3,195,200.00
12/01/2050	940,000.00	2,446,400.00	3,386,400.00		3,386,400.00
12/01/2051	980,000.00	2,408,800.00	3,388,800.00		3,388,800.00
12/01/2052	1,225,000.00	2,369,600.00	3,594,600.00		3,594,600.00
12/01/2053	1,270,000.00	2,320,600.00	3,590,600.00		3,590,600.00
12/01/2054	1,540,000.00	2,269,800.00	3,809,800.00		3,809,800.00
12/01/2055	1,600,000.00	2,208,200.00	3,808,200.00		3,808,200.00
12/01/2056	1,895,000.00	2,144,200.00	4,039,200.00		4,039,200.00
12/01/2057	1,970,000.00	2,068,400.00	4,038,400.00		4,038,400.00
12/01/2058	2,290,000.00	1,989,600.00	4,279,600.00		4,279,600.00
12/01/2059	2,380,000.00	1,898,000.00	4,278,000.00		4,278,000.00
12/01/2060	2,735,000.00	1,802,800.00	4,537,800.00		4,537,800.00
12/01/2061	2,845,000.00	1,693,400.00	4,538,400.00		4,538,400.00
12/01/2062	3,230,000.00	1,579,600.00	4,809,600.00		4,809,600.00
12/01/2063	3,360,000.00	1,450,400.00	4,810,400.00		4,810,400.00
12/01/2064	3,785,000.00	1,316,000.00	5,101,000.00		5,101,000.00
12/01/2065	3,935,000.00	1,164,600.00	5,099,600.00		5,099,600.00
12/01/2066	4,400,000.00	1,007,200.00	5,407,200.00		5,407,200.00
12/01/2067	4,575,000.00	831,200.00	5,406,200.00		5,406,200.00
12/01/2068	5,080,000.00	648,200.00	5,728,200.00		5,728,200.00
12/01/2069	5,285,000.00	445,000.00	5,730,000.00		5,730,000.00
12/01/2070	5,840,000.00	233,600.00	6,073,600.00		6,073,600.00
	64,335,000.00	57,171,400.00	121,506,400.00	214,450.00	121,291,950.00

SUMMARY OF BONDS REFUNDED

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
12/9/22: Ser 30 NR SP, 5.00%, 100x, 50.00mls, FG+6% BiRE:					
TERM60	12/01/2041	5.000%	415,000.00	12/01/2040	100.000
	12/01/2042	5.000%	585,000.00	12/01/2040	100.000
	12/01/2043	5.000%	615,000.00	12/01/2040	100.000
	12/01/2044	5.000%	805,000.00	12/01/2040	100.000
	12/01/2045	5.000%	845,000.00	12/01/2040	100.000
	12/01/2046	5.000%	1,060,000.00	12/01/2040	100.000
	12/01/2047	5.000%	1,115,000.00	12/01/2040	100.000
	12/01/2048	5.000%	1,350,000.00	12/01/2040	100.000
	12/01/2049	5.000%	1,420,000.00	12/01/2040	100.000
	12/01/2050	5.000%	1,680,000.00	12/01/2040	100.000
	12/01/2051	5.000%	1,765,000.00	12/01/2040	100.000
	12/01/2052	5.000%	2,055,000.00	12/01/2040	100.000
	12/01/2053	5.000%	2,160,000.00	12/01/2040	100.000
	12/01/2054	5.000%	2,485,000.00	12/01/2040	100.000
	12/01/2055	5.000%	2,610,000.00	12/01/2040	100.000
	12/01/2056	5.000%	2,965,000.00	12/01/2040	100.000
	12/01/2057	5.000%	3,115,000.00	12/01/2040	100.000
	12/01/2058	5.000%	3,515,000.00	12/01/2040	100.000
	12/01/2059	5.000%	3,690,000.00	12/01/2040	100.000
	12/01/2060	5.000%	8,105,000.00	12/01/2040	100.000
			42,355,000.00		

ESCROW REQUIREMENTS

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Dated Date	12/01/2040
Delivery Date	12/01/2040

Period Ending	Principal Redeemed	Total
12/01/2040	42,355,000.00	42,355,000.00
	42,355,000.00	42,355,000.00

PRIOR BOND DEBT SERVICE

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
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Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2041	415,000.00	5.000%	2,117,750.00	2,532,750.00
12/01/2042	585,000.00	5.000%	2,097,000.00	2,682,000.00
12/01/2043	615,000.00	5.000%	2,067,750.00	2,682,750.00
12/01/2044	805,000.00	5.000%	2,037,000.00	2,842,000.00
12/01/2045	845,000.00	5.000%	1,996,750.00	2,841,750.00
12/01/2046	1,060,000.00	5.000%	1,954,500.00	3,014,500.00
12/01/2047	1,115,000.00	5.000%	1,901,500.00	3,016,500.00
12/01/2048	1,350,000.00	5.000%	1,845,750.00	3,195,750.00
12/01/2049	1,420,000.00	5.000%	1,778,250.00	3,198,250.00
12/01/2050	1,680,000.00	5.000%	1,707,250.00	3,387,250.00
12/01/2051	1,765,000.00	5.000%	1,623,250.00	3,388,250.00
12/01/2052	2,055,000.00	5.000%	1,535,000.00	3,590,000.00
12/01/2053	2,160,000.00	5.000%	1,432,250.00	3,592,250.00
12/01/2054	2,485,000.00	5.000%	1,324,250.00	3,809,250.00
12/01/2055	2,610,000.00	5.000%	1,200,000.00	3,810,000.00
12/01/2056	2,965,000.00	5.000%	1,069,500.00	4,034,500.00
12/01/2057	3,115,000.00	5.000%	921,250.00	4,036,250.00
12/01/2058	3,515,000.00	5.000%	765,500.00	4,280,500.00
12/01/2059	3,690,000.00	5.000%	589,750.00	4,279,750.00
12/01/2060	8,105,000.00	5.000%	405,250.00	8,510,250.00
	42,355,000.00		30,369,500.00	72,724,500.00

BOND SOLUTION

STERLING RANCH METROPOLITAN DISTRICT #5
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
50.00 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
~~~

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2041		2,573,400	-214,450	2,358,950	2,533,036	174,086	107.38%
12/01/2042	110,000	2,683,400		2,683,400	2,685,259	1,859	100.07%
12/01/2043	115,000	2,684,000		2,684,000	2,685,259	1,259	100.05%
12/01/2044	280,000	2,844,400		2,844,400	2,846,614	2,214	100.08%
12/01/2045	290,000	2,843,200		2,843,200	2,846,614	3,414	100.12%
12/01/2046	475,000	3,016,600		3,016,600	3,017,651	1,051	100.03%
12/01/2047	490,000	3,012,600		3,012,600	3,017,651	5,051	100.17%
12/01/2048	695,000	3,198,000		3,198,000	3,198,950	950	100.03%
12/01/2049	720,000	3,195,200		3,195,200	3,198,950	3,750	100.12%
12/01/2050	940,000	3,386,400		3,386,400	3,391,127	4,727	100.14%
12/01/2051	980,000	3,388,800		3,388,800	3,391,127	2,327	100.07%
12/01/2052	1,225,000	3,594,600		3,594,600	3,594,835	235	100.01%
12/01/2053	1,270,000	3,590,600		3,590,600	3,594,835	4,235	100.12%
12/01/2054	1,540,000	3,809,800		3,809,800	3,810,765	965	100.03%
12/01/2055	1,600,000	3,808,200		3,808,200	3,810,765	2,565	100.07%
12/01/2056	1,895,000	4,039,200		4,039,200	4,039,651	451	100.01%
12/01/2057	1,970,000	4,038,400		4,038,400	4,039,651	1,251	100.03%
12/01/2058	2,290,000	4,279,600		4,279,600	4,282,270	2,670	100.06%
12/01/2059	2,380,000	4,278,000		4,278,000	4,282,270	4,270	100.10%
12/01/2060	2,735,000	4,537,800		4,537,800	4,539,446	1,646	100.04%
12/01/2061	2,845,000	4,538,400		4,538,400	4,539,446	1,046	100.02%
12/01/2062	3,230,000	4,809,600		4,809,600	4,812,053	2,453	100.05%
12/01/2063	3,360,000	4,810,400		4,810,400	4,812,119	1,719	100.04%
12/01/2064	3,785,000	5,101,000		5,101,000	5,101,086	86	100.00%
12/01/2065	3,935,000	5,099,600		5,099,600	5,101,086	1,486	100.03%
12/01/2066	4,400,000	5,407,200		5,407,200	5,407,391	191	100.00%
12/01/2067	4,575,000	5,406,200		5,406,200	5,407,391	1,191	100.02%
12/01/2068	5,080,000	5,728,200		5,728,200	5,732,074	3,874	100.07%
12/01/2069	5,285,000	5,730,000		5,730,000	5,732,074	2,074	100.04%
12/01/2070	5,840,000	6,073,600		6,073,600	6,076,239	2,639	100.04%
	64,335,000	121,506,400	-214,450	121,291,950	121,527,682	235,732	

EXHIBIT E

ANNUAL REPORT AND DISCLOSURE FORM

(Sample attached)

EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM

1. Name of Districts:	Sterling Ranch Metropolitan District Nos. 4 & 5
2. Report for Calendar Year:	2023
3. Contact Information	Spencer Fane LLP Attention: Russell Dykstra 1700 Lincoln Street, Suite 2000 Denver, Colorado 80203 Phone: 303-839-3800 Email: rdykstra@spencerfane.com
4. Meeting Information	Meeting information can be found by contacting the contact person listed above.
5. Type of District(s)/ Unique Representational Issues (if any)	Colorado Revised Statutes Title 32 Metropolitan District
6. Authorized Purposes of the Districts	The Service Plan authorizes all permissible purposes as allowed under Colorado Revised Statutes Title 32
7. Active Purposes of the Districts	Proposed design, construction, and completion of an estimated $140,000,000 of on and off-site public improvements, including, but not limited to, roadway, water, sanitary sewer, drainage, park and recreation, and Sand Creek Channel improvements (including access roads and wetland mitigation)
8. Current Certified Mill Levies a. Debt Service b. Operational c. Total	a. 50 mills (subject to adjustment) b. 15 mills (subject to adjustment) c. 65 mills (subject to adjustment)
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Assume a residential property with a value of $700,000 x 6.95% = $48,650 (assessed value); $48,650 x 0.065 = $3,162.25 taxes per year due to the District
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals) a. Debt Service b. Operational c. Total	a. 50 mills (subject to adjustment) b. 15 mills (subject to adjustment) c. 65 mills (subject to adjustment
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	See #9 above

12. Current Outstanding Debt of the Districts (as of the end of year of this report)	N/A
13. Total voter-authorized debt of the Districts (including current debt)	N/A
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	N/A
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	N/A
16. Summary of major property exclusion or inclusion activities in the past year.	N/A

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.

Name and Title of Respondent

Signature of Respondent Date

RETURN COMPLETED FORM TO: El Paso County Board of County Commissioners
Attention: Clerk to the Board
1675 W. Garden of the Gods Road, Suite 2201,
Colorado Springs, CO 80907

****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, Suite 2300, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Suite 2100, Colorado Springs, CO 80907

V2_service plan.pdf Markup Summary 3-9-2023

dsdparsons (11)

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 3/9/2023 3:00:02 PM
Status:
Color:
Layer:
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add explanation how and why D 3 will be the control district for 4 and 5 ; why cant 4 and 5 manage their own?

Subject: Callout
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:19:01 PM
Status:
Color:
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Did not address comments; provide 3 maps-can show both districts: a map of water sewer; roads; and drainage and park, & trails that the district will be responsible to design construct and /or maintain. I left a message for Kyle and Loren w/ Classic. Verify the district boundaries are not bifurcating lots or add note to map. See previous special districts submitted in EDARP in 2022 & 2021.

Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:17:33 PM
Status:
Color:
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:16:55 PM
Status:
Color:
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:17:19 PM
Status:
Color:
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:17:39 PM
Status:
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:17:59 PM
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:19:04 PM
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Subject: Image
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:19:11 PM
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MAP

sam,ples of plan (they separated but not required)

Subject: Callout
Page Label: 34
Author: dsdparsons
Date: 3/9/2023 2:19:36 PM
Status:
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sam,ples of plan (they separated but not required)

Subject: Callout
Page Label: 35
Author: dsdparsons
Date: 3/9/2023 2:57:44 PM
Status:
Color:
Layer:
Space:

Add note: Lots conceptual layout; lots will not include two districts (or something similar)