

Douglas County Special Districts
Annual Report and Disclosure Form

Name of the District	Sterling Ranch Colorado Metropolitan District No. 2; The organizational date for this District is December 10, 2013.		
Report for Calendar Year	2022		
(i) Annual Budget	The District's 2023 Adopted Budget and is attached (see Exhibit A).		
(ii) Annual Construction Schedule; Reconciliation of the Capital Improvement Program for Completion of the Improvements in the Following Two (2) Years	No construction by the District took place in 2022, however the Sterling Ranch Community Authority Board ("CAB"), of which the District is a member, undertook significant construction activity in 2021, including water, sewer, street, and park and recreation improvements.		
(iii) Audited Financial Statements	The District's 2022 Audit is attached (see Exhibit B). The CAB has filed separate audited financial statements for 2022 with the State Auditor.		
(iv) Total Debt Authorized; Total Debt Issued; Remaining Debt Authorized and Intended to be Issued	<p>The District has \$23,400,000,000 in total debt authorization. The Service Plans for Sterling Ranch Colorado Metropolitan Districts 1-7 ("Districts") limit the aggregate amount of debt that the Districts and/or the CAB can issue to \$1,800,000,000. No debt has yet been issued by the District. The CAB issued \$21,500,000 in Limited Tax Supported Revenue Senior Bonds and \$2,090,000 in Limited Tax Supported Revenue Subordinate Bonds in 2015 (refunded by the 2020A and 2020B bond series). In 2016, the CAB issued \$84,000,000 in Taxable Subordinate Limited Revenue Promissory Note, Series 2016, and \$21,000,000 in Taxable Subordinate Limited Service Fee Revenue Promissory Note, Series 2016. In 2017, the CAB issued \$75,030,000 in Limited Tax Supported Revenue Senior Bonds and \$14,090,000 in Limited Tax Supported Revenue Subordinate Bonds. In 2019, the CAB issued \$27,616,932 in Limited Tax Supported District Nos. 1 – 7 Junior Subordinate Series 2019A Bonds. In 2020, the CAB issued \$35,555,000 in Limited Tax Supported District No. 2 Refunding and Improvement Senior Bonds Series 2020A and \$4,445,000 Limited Tax Supported District No. 2 Subordinate Bonds Series 2020B. In 2022, the CAB issued \$99,745,000 in Limited Tax Supported District No. 3 Refunding and Improvement Bonds Series 2022. As of December 31, 2022, CAB has \$1,628,973,068 of debt authorization remaining.</p>		
(v) Names, Terms and Officers of the Board of Directors	Name	Title	Term Expires
	Sam Johnson	President	May 2025
	Alex Taylor	Vice President/Ass. Secretary	May 2025
	Nicholas Courchaine	Secretary/Treasurer	May 2027

	Jack Hamlin	Assistant Secretary	May 2027
	Jim Søliland	Assistant Secretary	May 2027
(vi) Bylaw, Rules and Regulations Regarding Bidding, Conflict of Interest, Contracting and Other Governance Matters	The District currently has no bylaws or rules and regulations regarding governance matters, but the CAB has adopted rules and regulations regarding water and sewer service fees and charges.		
(vii) Current Intergovernmental Agreements and Amendments	The District is a party to the Second Amended and Restated Community Authority Board Establishment Agreement dated March 18, 2020 and originally effective January 6, 2014. The District is party to the Intergovernmental Agreement Re: Sterling Ranch Colorado Metropolitan District No. 7 Subdistrict A and Subdistrict B Operations and Funding Obligations. The District entered into an intergovernmental agreement in 2017 amending its rules and regulations and was provided previously with the 2017 Annual Report. The CAB, of which the District is a member, entered in a number of Intergovernmental Agreements in 2022 with Douglas County concerning various developmental matters.		
(viii) Summary of All Current Contracts for Services Related to Construction	The District did not enter into any contracts for services related to construction in 2021, but the CAB contracted for significant construction activity in 2022.		
(ix) Current Approved Service Plan and Any Amendments	The District's Service Plan (approved August 27, 2013) was not amended in 2022.		

EXHIBIT A
2023 Adopted Budget

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

12/1/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	2,702,950	3,201,141	3,243,589
Specific ownership taxes	260,668	278,722	291,923
Interest income	1,251	867	-
Other Revenue	-	94,270	29,488
Total revenues	<u>2,964,869</u>	<u>3,575,000</u>	<u>3,565,000</u>
Total funds available	<u>2,964,869</u>	<u>3,575,000</u>	<u>3,565,000</u>
EXPENDITURES			
General Fund	1,111,818	1,350,000	1,340,000
Debt Service Fund	1,853,051	2,225,000	2,225,000
Total expenditures	<u>2,964,869</u>	<u>3,575,000</u>	<u>3,565,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,964,869</u>	<u>3,575,000</u>	<u>3,565,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

12/1/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION			
Residential	\$ 26,988,920	\$ 35,229,900	\$ 34,815,580
Commercial	208,750	61,570	-
State assessed	403,300	554,400	6,600
Vacant land	2,747,360	35,870	-
Personal property	-	-	662,600
Natural Resources	730	730	730
Certified Assessed Value	<u>\$ 30,349,060</u>	<u>\$ 35,882,470</u>	<u>\$ 35,485,510</u>
MILL LEVY			
General	33.398	33.398	34.277
Debt Service	55.664	55.664	57.129
Total mill levy	<u>89.062</u>	<u>89.062</u>	<u>91.406</u>
PROPERTY TAXES			
General	\$ 1,013,598	\$ 1,198,403	\$ 1,216,337
Debt Service	1,689,350	1,997,362	2,027,252
Adjustments to Actual/Rounding	2	-	-
Refund and abatements	-	5,376	-
Levied property taxes	<u>2,702,950</u>	<u>3,201,141</u>	<u>3,243,589</u>
Budgeted property taxes	<u>\$ 2,702,950</u>	<u>\$ 3,201,141</u>	<u>\$ 3,243,589</u>
BUDGETED PROPERTY TAXES			
General	\$ 1,013,599	\$ 1,200,419	\$ 1,216,337
Debt Service	1,689,351	2,000,722	2,027,252
	<u>\$ 2,702,950</u>	<u>\$ 3,201,141</u>	<u>\$ 3,243,589</u>

No assurance provided. See summary of significant assumptions.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

12/1/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	1,013,599	1,200,419	1,216,337
Specific ownership taxes	97,750	104,520	109,470
Interest income	469	325	-
Other revenue	-	44,736	14,193
Total revenues	1,111,818	1,350,000	1,340,000
Total funds available	1,111,818	1,350,000	1,340,000
EXPENDITURES			
General and administrative			
County Treasurer's fee	15,211	18,006	18,245
Transfers to CAB	1,096,607	1,287,258	1,307,562
Contingency	-	44,736	14,193
Total expenditures	1,111,818	1,350,000	1,340,000
Total expenditures and transfers out requiring appropriation	1,111,818	1,350,000	1,340,000
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

12/1/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	1,689,351	2,000,722	2,027,252
Specific ownership taxes	162,918	174,202	182,453
Interest income	782	542	-
Other revenue	-	49,534	15,295
Total revenues	<u>1,853,051</u>	<u>2,225,000</u>	<u>2,225,000</u>
Total funds available	<u>1,853,051</u>	<u>2,225,000</u>	<u>2,225,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	25,352	30,011	30,409
Transfers to CAB	1,827,699	2,145,455	2,179,296
Contingency	-	49,534	15,295
Total expenditures	<u>1,853,051</u>	<u>2,225,000</u>	<u>2,225,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,853,051</u>	<u>2,225,000</u>	<u>2,225,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation, and a political subdivision of the State of Colorado was organized by order and decree of the District Court on December 10, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within Douglas County, Colorado.

The District was established to provide for the design, planning, acquisition, construction, financing, relocation, installation, completion, operation, maintenance, and repair or replacement of public improvements and services, including streets, park and recreation, water, sanitary and storm sewer, public transportation, mosquito control, traffic and safety controls, fire protection, and television relay and translation. Under its Service Plan, the District was organized in conjunction with six other related Districts: Sterling Ranch Colorado Metropolitan District Nos. 1 and 3 through 7. Sterling Ranch Colorado Metropolitan District No. 1 serves as a Management District and Sterling Ranch Colorado Metropolitan District Nos. 2 through 7 serve as Financing Districts (collectively, the "Districts"). The Districts entered into a Community Authority Board Establishment Agreement (the "CABEA"), on January 6, 2014, which establishes the Sterling Ranch Community Authority Board (the "CAB"). The CAB will own, operate, and maintain certain public improvements within the boundaries of the Districts.

On November 5, 2013, District voters authorized a total indebtedness of \$21,600,000,000 for the above listed facilities, excluding operations and maintenance, intergovernmental agreements, and debt refunding. In the same election, the District voters approved an annual increase in property taxes of \$50,000,000 (without limitation to rate) and an annual increase in fees and charges of \$50,000,000 (without limitation to rate) to pay operations and maintenance and capital costs. The District voters also authorized the District to collect, receive, retain, and spend the full amount of all taxes and all other revenues in excess of TABOR spending, revenue raising or other limitations. On November 4, 2014, the District voters authorized an additional indebtedness of \$1,800,000,000 for a total for a total indebtedness of \$23,400,000,000.

The Service Plans for District Nos. 1 – 7 limit the aggregate amount of debt that they may issue together with any debt issued by the CAB to \$1,800,000,000.

The District currently has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected to the District monthly.

The District's Service Plan provides that the District's debt mill levy may be adjusted to consider legislative or constitutionally imposed adjustments in assessed values or the method of their calculation (as of January 13, 2013), so that, to the extent possible, the actual revenues generated are neither diminished nor enhanced as a result of such changes. Among other adjustments, a change in the ratio of actual valuation of assessable property (assessment ratio) shall be deemed a change in the method of calculating assessed valuation. The District's Service Plan further provides that operations mill levy will be set to meet the District's budgetary needs on an annual basis. For collection year 2023, the District's mill levy is 57.129 mills for debt and 34.277 mills for operations.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9.00% of the property taxes collected by both the General Fund and Debt Service Fund.

Expenditures

Transfer to CAB

In connection with the CABEA, the District will transfer property taxes, net of fees, derived from the operations mill levy, together with specific ownership taxes, to the CAB to pay for operations and maintenance expenditures. The District will also transfer property taxes, net of fees, derived from the debt service mill levy, together with specific ownership taxes, to the CAB to pay for the principal and interest on bonds issued by the CAB in 2015 and refunded in 2020, pursuant to a certain Pledge Agreement between the District and the CAB.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

The District has no outstanding debt, nor any operating or capital leases.

Reserves

Emergency Reserve

The District did not provide for Emergency Reserves (equal to at least 3.00% of the General Fund's fiscal year spending as defined under TABOR) because net tax revenues will be transferred to the CAB. The CAB will provide for the emergency reserve.

This information is an integral part of the accompanying budget.

EXHIBIT B
2022 Audit

**STERLING RANCH COLORADO
METROPOLITAN DISTRICT NO. 2
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2022**

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
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YEAR ENDED DECEMBER 31, 2022**


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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors

Sterling Ranch Colorado Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Sterling Ranch Colorado Metropolitan District No. 2 (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Sterling Ranch Colorado Metropolitan District No. 2, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sterling Ranch Colorado Metropolitan District No. 2 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sterling Ranch Colorado Metropolitan District No. 2's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently know information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sterling Ranch Colorado Metropolitan District No. 2's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sterling Ranch Colorado Metropolitan District No. 2's ability to continue as a going concern for a reasonable period of time.

Are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

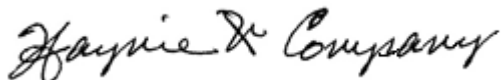
Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Sterling Ranch Colorado Metropolitan District No. 2's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other information section, as listed in the table of contents, not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



Littleton, Colorado
July 28, 2023

BASIC FINANCIAL STATEMENTS

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Governmental Activities
ASSETS	
Receivable from County Treasurer	\$ 20,273
Property Taxes Receivable	3,243,589
Total Assets	3,263,862
LIABILITIES	
Due to CAB	20,273
Total Liabilities	20,273
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Taxes	3,243,589
Total Deferred Inflows of Resources	3,243,589
NET POSITION	
Total Net Position	\$ -

See accompanying Notes to Basic Financial Statements.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 1,305,151	\$ -	\$ -	\$ -	\$ (1,305,151)
Debt Service	2,175,279	-	-	-	(2,175,279)
Total Governmental Activities	\$ 3,480,430	\$ -	\$ -	\$ -	(3,480,430)
		GENERAL REVENUES			
					3,196,680
					282,603
					1,147
					3,480,430
		CHANGE IN NET POSITION			-
					-
		NET POSITION - END OF YEAR			\$ -

See accompanying Notes to Basic Financial Statements.

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
ASSETS			
Receivable from County Treasurer	\$ 7,602	\$ 12,671	\$ 20,273
Property Taxes Receivable	1,216,337	2,027,252	3,243,589
	\$ 1,223,939	\$ 2,039,923	\$ 3,263,862
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Due to CAB	\$ 7,602	\$ 12,671	\$ 20,273
Total Liabilities	7,602	12,671	20,273
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Taxes	1,216,337	2,027,252	3,243,589
Total Deferred Inflows of Resources	1,216,337	2,027,252	3,243,589
FUND BALANCES			
Total Fund Balances	-	-	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,223,939	\$ 2,039,923	\$ 3,263,862

Amounts reported for governmental activities in the statement of net position
are the same as above.

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 1,198,746	\$ 1,997,934	\$ 3,196,680
Specific Ownership Taxes	105,975	176,628	282,603
Interest Income	430	717	1,147
Total Revenues	1,305,151	2,175,279	3,480,430
EXPENDITURES			
County Treasurer's Fee	17,983	29,971	47,954
Transfers to CAB	1,287,168	2,145,308	3,432,476
Total Expenditures	1,305,151	2,175,279	3,480,430
NET CHANGE IN FUND BALANCES	-	-	-
Fund Balances - Beginning of Year	-	-	-
FUND BALANCES - END OF YEAR	\$ -	\$ -	\$ -

Amounts reported for governmental activities in the statement of activities
are the same as above.

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,198,403	\$ 1,200,419	\$ 1,198,746	\$ (1,673)
Specific Ownership Taxes	95,872	104,520	105,975	1,455
Interest Income	-	325	430	105
Other Revenue	-	44,736	-	(44,736)
Total Revenues	<u>1,294,275</u>	<u>1,350,000</u>	<u>1,305,151</u>	<u>(44,849)</u>
EXPENDITURES				
County Treasurer's Fee	17,976	18,006	17,983	23
Transfers to CAB	1,276,299	1,287,258	1,287,168	90
Contingency	-	44,736	-	44,736
Total Expenditures	<u>1,294,275</u>	<u>1,350,000</u>	<u>1,305,151</u>	<u>44,849</u>
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 DEFINITION OF REPORTING ENTITY

Sterling Ranch Colorado Metropolitan District No. 2 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the Douglas County (County) District Court issued on November 25, 2013 and recorded in the County records on December 10, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within Douglas County, Colorado.

The District was established to provide for the design, planning, acquisition, construction, financing, relocation, installation, completion, operation, maintenance, and repair or replacement of public improvements and services, including streets, park and recreation, water, sanitary and storm sewer, public transportation, mosquito control, traffic and safety controls, fire protection, and television relay and translation. Under its Service Plan, the District was organized in conjunction with seven other related metropolitan districts and their associated subdistricts: Sterling Ranch Colorado Metropolitan District Nos. 1,3 through 7, Subdistricts 4A, 4B, 4C, 4D, 7A, and 7B. Sterling Ranch Colorado Metropolitan District No. 1 serves as a Management District and Sterling Ranch Colorado Metropolitan District Nos. 2 through 7, Subdistricts 7A and 7B serve as Financing Districts (collectively, the Districts). The Districts entered into a Community Authority Board Establishment Agreement (the CABEA), on January 6, 2014 (as amended and restated on June 29, 2015 and March 18, 2020), which establishes the Sterling Ranch Community Authority Board (the CAB). The CAB will own, operate, and maintain certain public improvements within the boundaries of the Districts.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District has no employees, and all operations and administrative functions are performed by the CAB pursuant to the CABEA.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The District reports the following major governmental funds:

The General Fund is the District's operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest and other related costs on long-term debt of the governmental funds.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2022.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded revenue in the year they are available or collected.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District had no cash deposits.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District will generally limit its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2022, the District had no investments.

NOTE 4 AUTHORIZED DEBT

On November 5, 2013, the electors for the District authorized the issuance of indebtedness for public improvements and refunding. On November 4, 2014, the electors of the District authorized additional indebtedness for security services and improvements.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 AUTHORIZED DEBT (CONTINUED)

In December 2015, the CAB issued bonds to finance construction of public improvements within the boundaries of the District. In November 2020, the CAB issued bonds to refund the 2015 bond issuance and to finance the construction of public improvements. As of December 31, 2022, the District's authorized but unissued debt is \$21,533,159,099.

The Service Plans for the Districts limit the aggregate amount of debt that they may issue together, including debt issued by the CAB, to \$1,800,000,000.

NOTE 5 AGREEMENTS

Pledge Agreement

The District entered into a Pledge Agreement with the CAB, dated December 1, 2015, and amended on November 1, 2020, under which the District agrees to impose ad valorem property taxes upon all taxable property of the District, and to transfer the revenues generated from such mill levy imposition, along with revenues generated from the imposition of specific ownership taxes, to the CAB for payment of the CAB's Limited Tax Supported District No. 2 Refunding and Improvement Senior Bonds, Series 2020A, Limited Tax Supported District No. 2 Subordinate Bonds, Series 2020B, and other debt issuances as may be permitted under the Pledge Agreement.

NOTE 6 RELATED PARTIES

Sterling Ranch LLC (SR LLC) is the owner of or hold options to acquire a significant portion of the properties comprising the service areas of the Districts. SR LLC, Sterling Ranch Development Company (SRDC), and Hobbs Investments LLC (Hobbs), a single member LLC for which SR LLC is the sole member and SRDC is the manager (collectively with SR LLC and SRDC, the SR Entities) have each advanced funds to the CAB. Members of the Board of Directors of the CAB and Districts may hold direct or indirect ownership interests in the SR Entities or may be otherwise associated with the SR Entities and may have conflicts of interest in dealing with the CAB and the Districts.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District transfers its net operating revenue to the CAB. Therefore, the Emergency Reserves related to the District's revenues are reported in the CAB.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,997,362	\$ 2,000,722	\$ 1,997,934	\$ (2,788)
Specific Ownership Taxes	159,789	174,202	176,628	2,426
Interest Income	-	542	717	175
Other Income	-	49,534	-	(49,534)
Total Revenues	<u>2,157,151</u>	<u>2,225,000</u>	<u>2,175,279</u>	<u>(49,721)</u>
EXPENDITURES				
County Treasurer's Fee	29,960	30,011	29,971	40
Transfers to CAB	2,127,191	2,145,455	2,145,308	147
Contingency	-	49,534	-	49,534
Total Expenditures	<u>2,157,151</u>	<u>2,225,000</u>	<u>2,175,279</u>	<u>49,721</u>
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

OTHER INFORMATION

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2018	\$ 7,496,620	33.166	55.278	\$ 663,031	\$ 663,033	100.00 %
2019	11,401,050	33.166	55.278	1,008,354	1,007,658	99.93
2020	23,728,060	33.398	55.664	2,113,269	2,112,567	99.97
2021	30,349,060	33.398	55.664	2,702,948	2,702,950	100.00
2022	35,882,470	33.398	55.664	3,195,765	3,196,680	100.03
Estimated for the Year Ending December 31, 2023	\$ 35,485,510	34.277	57.129	\$ 3,243,589		