

**TO ALL REGISTERED VOTERS
STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 7 SUBDISTRICT A
DOUGLAS COUNTY, COLORADO**

**NOTICE OF ELECTION TO INCREASE TAXES
ON A REFERRED MEASURE**

Election date: November 4, 2025

Election hours: 7:00 a.m. to 7:00 p.m.

Local election office address and phone number: Catherine T. Bright, Designated Election Official,
7400 East Orchard Road, Suite 3300, Greenwood Village, Colorado 80111, (303) 770-2700

Ballot Title and Text:

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 7 SUBDISTRICT A BALLOT
ISSUE 6A:**

SHALL STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 7 SUBDISTRICT A
WAIVE THE 5.25% PROPERTY TAX LIMIT FOR ALL FUTURE PROPERTY TAX YEARS AS
AUTHORIZED BY SECTION 29-1-1704(1), COLORADO REVISED STATUTES?

Actual historical and current estimated fiscal year spending information:

<u>Year</u>	<u>Fiscal Year Spending</u>
2025 (current year estimated)	\$ <u>44,123</u>
2024 (actual)	\$ <u>5,091</u>
2023 (actual)	\$ <u>442</u>
2022 (actual)	\$ <u>342</u>
2021 (actual)	\$ <u>0</u>
Overall percentage change in fiscal year spending over the five-year period from 2021 through 2025:	<u>N/A</u> %
Overall dollar change in fiscal year spending over the five-year period from 2021 through 2025:	\$ <u>44,123</u>

Subdistrict Estimate of the Maximum Dollar Amount of Proposed Tax Increase for Fiscal Year 2026 under
Ballot Issue 6A: \$ 0.

Subdistrict Estimate of the Maximum Dollar Amount of Spending for Fiscal Year 2026 without the Proposed
Tax Increase under **Ballot Issue 6A:** \$ 74,593.

Summaries of written comments filed with the election officer for Ballot Issue 6A:

The following summaries were prepared from comments filed by persons FOR the proposal[s]:

As Sterling Ranch continues to grow and develop, it's important that our property tax system keeps pace with that progress. Approving this measure allows Sterling Ranch Colorado Metropolitan District No. 7, Subdistrict A to waive the 5.25% property tax limit, as permitted by Colorado law.

This will not increase taxes or significantly impact already developed areas. Instead, it ensures that as vacant land is reclassified as a part of the development process, property tax revenue can fairly reflect that change, so new development contributes its fair share to the infrastructure and services we all rely on.

This is a commonsense step to support responsible growth, maintain high-quality services, and ensure fairness across the community. It's a smart, future-focused decision that helps us keep up with the pace of development, without placing additional burden on current homeowners or residents.

The following summaries were prepared from comments filed by persons AGAINST the proposal[s]:

No comments were filed by the constitutional deadline.