

**BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
GENERAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (NO INFLATION)**

*Working Draft, Subject To Change
13-Nov-20*

assumed 540 current households

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
<u>GENERAL FUND - REVENUES:</u>											
TAXES:											
General Property @ 17.934 Mills (See Schedule 1)	0	0	2,157	27,991	6,668	26,212	39,662	39,662	39,662	39,662	221,676
City Sales Tax @ 4% (See Schedule 2)	0	0	12,056	22,963	22,963	22,963	22,963	22,963	22,963	22,963	172,798
Lodging Tax @ 1.5%	0	0	0	0	0	0	0	0	0	0	0
Real Estate Transfer Taxes @ 1.0% (See Schedule 5)	0	8,500	0	151,533	167,881	21,652	21,652	21,652	21,652	21,652	436,172
Franchise Fees @ \$119.63 per Household	0	0	2,512	4,785	4,785	4,785	4,785	4,785	4,785	4,785	36,009
Total Taxes	0	8,500	16,724	207,273	202,297	75,612	89,062	89,062	89,062	89,062	866,656
LICENSES AND PERMITS:											
Building Permits @ .006 x Cost of Construction	0	93,796	84,863	0	0	0	0	0	0	0	178,660
Total Licenses and Permits	0	93,796	84,863	0	0	0	0	0	0	0	178,660
INTERGOVERNMENTAL REVENUE:											
Highway Users Tax @ \$74.07 per household	0	0	1,555	2,963	2,963	2,963	2,963	2,963	2,963	2,963	22,295
Specific Ownership @ 5.0% of Property Taxes	0	0	108	1,400	333	1,311	1,983	1,983	1,983	1,983	11,084
Cigarette Tax @ \$4.44 per household	0	0	93	178	178	178	178	178	178	178	1,336
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	82	1,061	253	993	1,503	1,503	1,503	1,503	1,503	9,902
Highway 24 Maintenance @ \$50.00 per household	0	0	1,050	2,000	2,000	2,000	2,000	2,000	2,000	2,000	15,050
County Sales Tax @ 4.3% of 4% Town sales taxes	0	0	518	987	987	987	987	987	987	987	7,430
Total Intergovernmental Revenue	0	82	4,385	7,780	7,454	8,941	9,614	9,614	9,614	9,614	67,097
CHARGES FOR SERVICES:											
Inspections and Reimbursables @ \$1,000 per unit(construction related)	0	21,000	19,000	0	0	0	0	0	0	0	40,000
Total Charges For Services	0	21,000	19,000	0	0	0	0	0	0	0	40,000
FINES AND FORFEITURES:											
Fines and Forfeitures @ \$31.48 per household	0	0	661	1,259	1,259	1,259	1,259	1,259	1,259	1,259	9,475
Total Fines and Forfeitures	0	0	661	1,259	1,259	1,259	1,259	1,259	1,259	1,259	9,475
MISCELLANEOUS REVENUE:											
Interest & Other @ \$147.50 per household	0	0	3,098	5,900	5,900	5,900	5,900	5,900	5,900	5,900	44,398
Total Miscellaneous Revenue	0	0	3,098	5,900	5,900	5,900	5,900	5,900	5,900	5,900	44,398
TOTAL GENERAL FUND REVENUES	0	123,378	128,732	222,212	216,910	91,712	105,835	105,835	105,835	105,835	1,206,286
<u>GENERAL FUND - EXPENDITURES:</u>											
GENERAL GOVERNMENT @ 10% variable = \$102.7 per household	0	0	2,157	4,108	4,108	4,108	4,108	4,108	4,108	4,108	30,913
PLANNING AND ZONING (65% of Inspection Fees + Reimbursements)	0	74,618	67,511	0	0	0	0	0	0	0	142,129
PUBLIC WORKS - STREETS @ 10% variable = \$55.6 per household	0	0	1,168	2,224	2,224	2,224	2,224	2,224	2,224	2,224	16,736
COURT/POLICE @ 50% variable = \$428 per household	0	0	8,988	17,120	17,120	17,120	17,120	17,120	17,120	17,120	128,828
EVENTS @ 10% variable = \$13.9 per household	0	0	292	556	556	556	556	556	556	556	4,184
TOTAL GENERAL FUND - EXPENDITURES	0	74,618	80,115	24,008	24,008	24,008	24,008	24,008	24,008	24,008	322,789
EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND	0	48,760	48,617	198,204	192,902	67,704	81,827	81,827	81,827	81,827	883,497
CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND	0	48,760	97,377	295,581	488,483	556,187	638,015	719,842	801,669	883,497	883,497

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CAPITAL FUND
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EXHIBIT II - PROJECTED CAPITAL FUND REVENUES

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
CAPITAL IMPROVEMENT FUND REVENUES:											
4% USE TAX (SCHEDULE 2)	0	156,327	282,878	0	0	0	0	0	0	0	439,205
TOTAL REVENUES	<u>0</u>	<u>156,327</u>	<u>282,878</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>439,205</u>
EXPENDITURES:											
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	<u>0</u>	<u>156,327</u>	<u>282,878</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>439,205</u>
TOTAL EXPENDITURES											
EXCESS REVENUES OVER EXPENDITURES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
WATER ENTERPRISE FUND
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (NO INFLATION)**

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EXHIBIT III - PROJECTED WATER ENTERPRISE FUND REVENUES

<u>WATER ENTERPRISE FUND</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
Water Tap Fee Revenue (See Schedule 3)	0	0	108,817	103,376	0	0	0	0	0	0	212,193
Water SIF Fee Revenue (See Schedule 3)	0	0	127,118	82,019	0	0	0	0	0	0	209,137
Water Cash in Lieu Fee Revenue (See Schedule 3)	0	0	241,802	225,336	0	0	0	0	0	0	467,138
Water User Fee Revenue (See Schedule 3)	<u>392</u>	<u>404</u>	<u>404</u>	<u>9,159</u>	<u>17,580</u>	<u>18,108</u>	<u>18,651</u>	<u>19,210</u>	<u>19,787</u>	<u>20,380</u>	<u>124,075</u>
TOTAL WATER FUND REVENUES	<u>392</u>	<u>404</u>	<u>478,141</u>	<u>419,889</u>	<u>17,580</u>	<u>18,108</u>	<u>18,651</u>	<u>19,210</u>	<u>19,787</u>	<u>20,380</u>	<u>1,012,543</u>
TOTAL WATER FUND REVENUES - CUMULATIVE	<u>392</u>	<u>797</u>	<u>478,938</u>	<u>898,827</u>	<u>916,407</u>	<u>934,515</u>	<u>953,166</u>	<u>972,376</u>	<u>992,163</u>	<u>1,012,543</u>	<u>1,012,543</u>

BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED FIRE IMPACT FEE REVENUES
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (NO INFLATION)

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EXHIBIT IV - FIRE IMPACT FEE REVENUES

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
FIRE IMPACT FEE REVENUES (SCH. 4)	<u>0</u>	<u>35,091</u>	<u>31,749</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66,840</u>
FIRE IMPACT FEE REVENUES - CUMULATIVE	<u>0</u>	<u>35,091</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>	<u>66,840</u>

BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
 PROJECTED PROPERTY TAX REVENUES GENERATED FOR VARIOUS OVERLAPPING
 TOWN OF MINTURN GOVERNMENTAL ENTITIES
 FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
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EXHIBIT V - PROJECTED PROPERTY TAX REVENUES GENERATED FOR OVERLAPPING TAXING ENTITIES

	ASSUMED MILL LEVY	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTALS
PROJECTED ASSESSED VALUATION - BELDEN PLACE		<u>0</u>	<u>0</u>	<u>120,250</u>	<u>1,560,775</u>	<u>371,802</u>	<u>1,461,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	
<u>OVERLAPPING ENTITIES (MINTURN IN TOWN MILL LEVY):</u>												
EAGLE COUNTY	8.499	0	0	1,022	13,265	3,160	12,422	18,796	18,796	18,796	18,796	105,062
COLORADO MOUNTAIN COLLEGE	3.997	0	0	481	6,238	1,486	5,842	8,840	8,840	8,840	8,840	49,410
SCHOOL DISTRICT RE-50J	25.115	0	0	3,020	39,199	9,338	36,707	55,544	55,544	55,544	55,544	310,463
TOWN OF MINTURN	17.934	0	0	2,157	27,991	6,668	26,212	39,662	39,662	39,662	39,662	221,694
MINTURN CEMETERY	0.450	0	0	54	702	167	658	995	995	995	995	5,563
EAGLE RIVER FIRE PROTECTION DISTRICT	10.226	0	0	1,230	15,960	3,802	14,946	22,616	22,616	22,616	22,616	126,410
EAGLE RIVER WATER AND SANITATION DISTRICT	0.815	0	0	98	1,272	303	1,191	1,802	1,802	1,802	1,802	10,075
COLORADO RIVER WATER CONSERVATION DISTRICT	0.256	0	0	31	400	95	374	566	566	566	566	3,165
EAGLE VALLEY LIBRARY DISTRICT	2.750	0	0	331	4,292	1,022	4,019	6,082	6,082	6,082	6,082	33,995
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	<u>2.766</u>	<u>0</u>	<u>0</u>	<u>333</u>	<u>4,317</u>	<u>1,028</u>	<u>4,043</u>	<u>6,117</u>	<u>6,117</u>	<u>6,117</u>	<u>6,117</u>	<u>34,192</u>
TOTAL - ALL OVERLAPPING ENTITIES	<u>72.808</u>	<u>0</u>	<u>0</u>	<u>8,755</u>	<u>113,637</u>	<u>27,070</u>	<u>106,414</u>	<u>161,020</u>	<u>161,020</u>	<u>161,020</u>	<u>161,020</u>	<u>900,029</u>

SCHEDULE 1
BELDEN PLACE
PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (Uninflated)

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BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:				
	Planned	Average	Average	Total
	Number	Per Unit	SQ. FT	Gross Unit
Description of Unit	of Units	Price	per Unit	Volume
SF HOMES	9	863,769	1,578	7,773,920
DUPLEX HOMES	8	861,630	1,760	6,893,040
MF HOMES	23	670,177	1,374	15,414,080
CHRITIANSAN RESIDENCE (INCL ADU)	<u>1</u>	<u>850,000</u>	<u>2,804</u>	<u>850,000</u>
Total Project	<u>41</u>	<u>754,416</u>	<u>7,516</u>	<u>30,931,040</u>
Total Value - Entire Project				<u>30,931,040</u>

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
SF HOMES	0	0	0	9	0	0	0	0	0	0	0
DUPLEX HOMES	0	0	4	4	0	0	0	0	0	0	0
MF HOMES	0	0	17	6	0	0	0	0	0	0	0
CHRITIANSAN RESIDENCE (INCL ADU)	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Project	<u>1</u>	<u>0</u>	<u>21</u>	<u>19</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>1</u>	<u>1</u>	<u>22</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>41</u>
Estimated Actual Value of Residential											
SF HOMES	0	0	0	7,773,920	0	0	0	0	0	0	0
DUPLEX HOMES	0	0	3,446,520	3,446,520	0	0	0	0	0	0	0
MF HOMES	0	0	11,393,016	4,021,064	0	0	0	0	0	0	0
CHRITIANSAN RESIDENCE (INCL ADU)	<u>850,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Incremental Estimate Actual Value of Residential	<u>850,000</u>	<u>0</u>	<u>14,839,536</u>	<u>15,241,505</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Cumulative Estimate Actual Value of Residential	<u>850,000</u>	<u>850,000</u>	<u>15,689,536</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>	<u>30,931,040</u>
Estimate Assessed Value (Cumulative)											
Estimated Assessed Value Of Vacant Land @ 29%	<u>0</u>	<u>1,500,000</u>	<u>(750,000)</u>	<u>(750,000)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Estimated Assessed Value Of Residential Product @ 7.15%	<u>120,250</u>	<u>60,775</u>	<u>1,121,802</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>
Total Estimated Assessed Value Of Vacant Land, Comm. & Resid.	<u>120,250</u>	<u>1,560,775</u>	<u>371,802</u>	<u>1,461,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>	<u>2,211,569</u>
TOWN MINTURN Mill 17.93	<u>2,157</u>	<u>27,991</u>	<u>6,668</u>	<u>26,212</u>	<u>39,662</u>	<u>39,662</u>	<u>39,662</u>	<u>39,662</u>	<u>39,662</u>	<u>39,662</u>	<u>39,662</u>
Year Assessed Valuation Certified	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Taxes Received	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

SCHEDULE 2
BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED TOWN OF MINTURN 4.0% SALES AND USE TAXES
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (Uninflated)

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	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
Projected Cumulative Households Completed (Occupied 1 year after completion)	<u>0</u>	<u>0</u>	<u>21</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Projected Households:											
Assumed Average Number of Residents per Household	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	
Assumed Number of Residents	<u>0</u>	<u>0</u>	<u>63</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
Allocation of Types of Households:											
Assumed Percentage of Households Occupied for Full Year	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	
Assumed Percentage of Households Occupied for Half Year	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	
Assumed Percentage of Households Occupied for One Month	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	
Assumed Number of Households Occupied for Full Year	<u>0</u>	<u>0</u>	<u>21</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Assumed Number of Households Occupied for Half Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Assumed Number of Households Occupied for One Month	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Assumed Total Number of Households	<u>0</u>	<u>0</u>	<u>21</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Assumed Total Number of Full Year Equiv. Households	<u>0</u>	<u>0</u>	<u>21</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Projected Town of Minturn Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, restaurants, etc.):											
Assumed Annual Taxable Sales for Households Occupied for Full Year (1)	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	
Assumed Annual Taxable Sales for Households Occupied for Half Year	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	7,176	
Assumed Annual Taxable Sales for Households Occupied for One Year	1,196	1,196	1,196	1,196	1,196	1,196	1,196	1,196	1,196	1,196	
Projected Annual Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, etc.):											
Projected Annual Taxable Sales for Households Occupied for Full Year	0	0	301,392	574,080	574,080	574,080	574,080	574,080	574,080	574,080	4,319,952
Projected Annual Taxable Sales for Households Occupied for Half Year	0	0	0	0	0	0	0	0	0	0	0
Projected Annual Taxable Sales for Households Occupied for One Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Projected Annual Sales from All Households - (Groceries/Utilities/Other)	<u>0</u>	<u>0</u>	<u>301,392</u>	<u>574,080</u>	<u>574,080</u>	<u>574,080</u>	<u>574,080</u>	<u>574,080</u>	<u>574,080</u>	<u>574,080</u>	<u>4,319,952</u>
Projected 4.0% Town of Minturn Sales Tax Revenues from Groceries/Utilities/Other:											
Projected 4.0% Sales Tax Revenues for Households Occupied for Full Year	0	0	12,056	22,963	22,963	22,963	22,963	22,963	22,963	22,963	194,398
Projected 4.0% Sales Tax Revenues for Households Occupied for Half Year	0	0	0	0	0	0	0	0	0	0	0
Projected 4.0% Sales Tax Revenues Households Occupied for One Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Projected 4.0% Sales Tax Revenues from Groc./Util./Other - All Residents	<u>0</u>	<u>0</u>	<u>12,056</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>194,398</u>
Projected 4.0% Sales Tax Revenues from BELDEN PLACE to General Fund	<u>0</u>	<u>0</u>	<u>12,056</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>22,963</u>	<u>194,398</u>
Projected 4% Town of Minturn Use Tax Revenues from Construction Materials:											
Projected Building Permit Value @ \$754,416 - 10,000 = 744,416 Average Bldg. Permit (less 10,000 reduction per unit)	<u>0</u>	<u>15,632,736</u>	<u>14,143,904</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>29,776,640</u>
Assumed Cost of Construction Materials @ 25% of Bldg. Permit Value	<u>0</u>	<u>3,908,184</u>	<u>7,071,952</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,980,136</u>
Projected 4% Use Tax Construction Materials - Residential	<u>0</u>	<u>156,327</u>	<u>282,878</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>439,205</u>
Projected 4% Use Tax Revenues from Construction Materials	<u>0</u>	<u>156,327</u>	<u>282,878</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>439,205</u>

Note 1: The \$14,352 per household expenditure was estimated as follows: \$15,500,00 budgeted year 2019 taxable sales divided by 540 current Town of Minturn households = \$28,704 per household divided by two = \$14,352 sales taxable expenditures per household.

SCHEDULE 3
BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED WATER TAP FEE AND USER FEE REVENUES
FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
2020\$ (NO INFLATION)

Working Draft, Subject To Change
13-Nov-20

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
Total Projec. Number of Incremental New Taps (subject to tap fee, SIF, cash in lieu fee)	<u>(15.00)</u>	<u>21.00</u>	<u>19.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25.00</u>
Total Projec. Number of Existing Taps (subject to SIF only)	<u>15.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15.00</u>
Projected Water Tap Fee, SIF Fee, and Cash in Lieu Fee Revenues:											
Assumed Tap Fee per SFE per Town of Minturn (paid at permit; 3% increases)	<u>4.935</u>	<u>5.182</u>	<u>5.441</u>	<u>5.713</u>	<u>5.999</u>	<u>6.298</u>	<u>6.613</u>	<u>6.944</u>	<u>7.291</u>	<u>7.656</u>	
Assumed SIF Fee - Tier 1 (0 - 2,500 SF) per Town of Minturn (paid at permit; 3% increases)	<u>4.06</u>	<u>4.18</u>	<u>4.31</u>	<u>4.44</u>	<u>4.57</u>	<u>4.71</u>	<u>4.85</u>	<u>4.99</u>	<u>5.14</u>	<u>5.30</u>	
Assumed SIF Fee - Tier 2 (2,501 - 3,500 SF) per Town of Minturn (paid at permit; 3% increases)	<u>5.11</u>	<u>5.26</u>	<u>5.42</u>	<u>5.58</u>	<u>5.75</u>	<u>5.92</u>	<u>6.10</u>	<u>6.28</u>	<u>6.47</u>	<u>6.67</u>	
Assumed SIF Fee - Tier 3 (3,501 - 5,000 SF) per Town of Minturn (paid at permit; 3% increases)	<u>6.16</u>	<u>6.34</u>	<u>6.54</u>	<u>6.73</u>	<u>6.93</u>	<u>7.14</u>	<u>7.36</u>	<u>7.58</u>	<u>7.80</u>	<u>8.04</u>	
Assumed Cash in Lieu Fee per Town of Minturn (paid at permit; 3% increases)	<u>11,179</u>	<u>11,514</u>	<u>11,860</u>	<u>12,216</u>	<u>12,582</u>	<u>12,960</u>	<u>13,348</u>	<u>13,749</u>	<u>14,161</u>	<u>14,586</u>	
Projected Tap Fee Revenues	<u>0</u>	<u>108,817</u>	<u>103,376</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>212,193</u>
Projected SIF Fee Revenues											
SIF TIER 1	<u>0</u>	<u>127,118</u>	<u>127,004</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>254,122</u>
SIF TIER 2	<u>0</u>	<u>0</u>	<u>(44,985)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(44,985)</u>
SIF TIER 3	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Projected SIF Fee Revenues	<u>0</u>	<u>127,118</u>	<u>82,019</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>209,137</u>
Projected Cash in Lieu Fee Revenues	<u>0</u>	<u>241,802</u>	<u>225,336</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>467,138</u>
Projected Water User Fee Revenues:											
Assumed Average Annual Rate per dwelling unit (\$88.15/Month/Ave. for 6,000 gallons; 3% increases)	<u>331.56</u>	<u>341.51</u>	<u>351.75</u>	<u>362.30</u>	<u>373.17</u>	<u>384.37</u>	<u>395.90</u>	<u>407.78</u>	<u>420.01</u>	<u>432.61</u>	
Additional Usage Fee per 1,000 gal over 6,000 (3% increases)	<u>5.07</u>	<u>5.22</u>	<u>5.38</u>	<u>5.54</u>	<u>5.71</u>	<u>5.88</u>	<u>6.05</u>	<u>6.24</u>	<u>6.42</u>	<u>6.62</u>	
Additional Annual Usage Fee Revenues at average 1 ,000 gallons used per unit	<u>60.84</u>	<u>62.67</u>	<u>64.55</u>	<u>66.48</u>	<u>68.48</u>	<u>70.53</u>	<u>72.65</u>	<u>74.83</u>	<u>77.07</u>	<u>79.38</u>	
Total Projected Water User Fee Revenues	<u>392</u>	<u>404</u>	<u>9,159</u>	<u>17,580</u>	<u>18,108</u>	<u>18,651</u>	<u>19,210</u>	<u>19,787</u>	<u>20,380</u>	<u>20,992</u>	<u>144,663</u>

SCHEDULE 4
 BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
 PROJECTED STREET IMPACT FEE REVENUES
 PROJECTED FIRE IMPACT FEES
 FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
 2020\$ (NO INFLATION)

Working Draft, Subject To Change
 13-Nov-20

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>TOTALS</u>
Projected Fire Impact Fee Revenues (paid at permit):											
Assumed Average Rate per .75 inch water meter - Residential	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	<u>1,671.00</u>	
Projected Fire Impact Fee Revenues	<u>0</u>	<u>35,091</u>	<u>31,749</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66,840</u>

SCHEDULE 5
 BELDEN PLACE - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
 PROJECTED REAL ESTATE TRANSFER ASSESSMENT (RETT)
 FOR THE YEARS ENDING DECEMBER 31, 2020 THROUGH 2029
 2020\$ (Uninflated)

Working Draft, Subject To Change
 13-Nov-20

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTALS
INITIAL SALES											
INCREMENTAL INITIAL REAL ESTATE SALES	<u>850,000</u>	<u>0</u>	<u>14,839,536</u>	<u>15,241,505</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>30,931,040</u>
1% RETT ON INITIAL REAL ESTATE SALES	<u>8,500</u>	<u>0</u>	<u>148,395</u>	<u>152,415</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>309,310</u>
RESALES											
CUMULATIVE INITIAL REAL ESTATE SALES	850,000	850,000	15,689,536	30,931,040	30,931,040	30,931,040	30,931,040	30,931,040	30,931,040	30,931,040	30,931,040
AVERAGE TURNOVER PER YEAR	0.00%	0.00%	2.00%	5.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
TOTAL RESALE REVENUE	<u>0</u>	<u>0</u>	<u>313,791</u>	<u>1,546,552</u>	<u>2,165,173</u>	<u>2,165,173</u>	<u>2,165,173</u>	<u>2,165,173</u>	<u>2,165,173</u>	<u>2,165,173</u>	<u>14,851,380</u>
1% RETT ON RESALES	<u>0</u>	<u>0</u>	<u>3,138</u>	<u>15,466</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>148,514</u>
TOTAL ANNUAL 1.0% RETT TO TOWN OF MINTURN GENERAL FUND	<u>8,500</u>	<u>0</u>	<u>151,533</u>	<u>167,881</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>21,652</u>	<u>457,824</u>