

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
**GENERAL FUND**  
 FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
 2024\$ (NO INFLATION)

Working Draft, Subject To Change  
 18-Apr-24

assumed 540 current households

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
<b>GENERAL FUND - REVENUES:</b>										
<b>TAXES:</b>										
General Property @ 17.934 Mills (See Schedule 1)	0	0	16,053	16,053	27,876	27,876	27,876	27,876	27,876	27,876
City Sales Tax @ 4% (See Schedule 2)	1,753	1,753	12,274	12,274	12,274	12,274	12,274	12,274	12,274	12,274
Lodging Tax @ 1.5%	0	0	0	0	0	0	0	0	0	0
Real Estate Transfer Taxes @ 1.0% (See Schedule 5)	0	0	135,415	6,638	9,293	9,293	9,293	9,293	9,293	9,293
Franchise Fees @ \$118.89 per Household	<u>357</u>	<u>357</u>	<u>2,497</u>							
<b>Total Taxes</b>	<u>2,110</u>	<u>2,110</u>	<u>166,239</u>	<u>37,461</u>	<u>51,939</u>	<u>51,939</u>	<u>51,939</u>	<u>51,939</u>	<u>51,939</u>	<u>51,939</u>
<b>LICENSES AND PERMITS:</b>										
Building Permits @ .006 x Cost of Construction	0	<u>71,970</u>	0	0	0	0	0	0	0	0
<b>Total Licenses and Permits</b>	0	<u>71,970</u>	0	0	0	0	0	0	0	0
<b>INTERGOVERNMENTAL REVENUE:</b>										
Highway Users Tax @ \$64.89 per household	195	195	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363
Specific Ownership @ 5.0% of Property Taxes	0	0	803	803	1,394	1,394	1,394	1,394	1,394	1,394
Cigarette Tax @ \$4.44 per household	13	13	93	93	93	93	93	93	93	93
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	608	608	1,056	1,056	1,056	1,056	1,056	1,056	1,056
Highway 24 Maintenance @ \$70.00 per household	210	210	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470
County Sales Tax @ 5.15% of 4% Town sales taxes	<u>90</u>	<u>90</u>	<u>632</u>							
<b>Total Intergovernmental Revenue</b>	<u>508</u>	<u>1,117</u>	<u>4,969</u>	<u>5,417</u>	<u>6,008</u>	<u>6,008</u>	<u>6,008</u>	<u>6,008</u>	<u>6,008</u>	<u>6,008</u>
<b>CHARGES FOR SERVICES:</b>										
Inspections and Reimbursables @ \$1,000 per unit(construction related)	0	<u>18,000</u>	0	0	0	0	0	0	0	0
<b>Total Charges For Services</b>	0	<u>18,000</u>	0	0	0	0	0	0	0	0
<b>FINES AND FORFEITURES:</b>										
Fines and Forfeitures @ \$31.48 per household	<u>94</u>	<u>94</u>	<u>661</u>							
<b>Total Fines and Forfeitures</b>	<u>94</u>	<u>94</u>	<u>661</u>							
<b>MISCELLANEOUS REVENUE:</b>										
Interest & Other @ \$147.50 per household	<u>443</u>	<u>443</u>	<u>3,098</u>							
<b>Total Miscellaneous Revenue</b>	<u>443</u>	<u>443</u>	<u>3,098</u>							
<b>TOTAL GENERAL FUND REVENUES</b>	<u>3,155</u>	<u>93,733</u>	<u>174,966</u>	<u>46,637</u>	<u>61,706</u>	<u>61,706</u>	<u>61,706</u>	<u>61,706</u>	<u>61,706</u>	<u>61,706</u>
<b>GENERAL FUND - EXPENDITURES:</b>										
<b>GENERAL GOVERNMENT @ 10% variable = \$107.68 per household</b>	323	308	2,157	2,157	2,157	2,157	2,157	2,157	2,157	2,157
<b>PLANNING AND ZONING (65% of Inspection Fees + Reimbursements)</b>	0	58,480	0	0	0	0	0	0	0	0
<b>PUBLIC WORKS - STREETS @ 10% variable = \$72.12 per household</b>	216	216	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515
<b>COURT/POLICE @ 50% variable = \$356.78 per household</b>	1,070	1,070	7,492	7,492	7,492	7,492	7,492	7,492	7,492	7,492
<b>EVENTS @ 10% variable = \$28.71 per household</b>	86	86	603	603	603	603	603	603	603	603
<b>TOTAL GENERAL FUND - EXPENDITURES</b>	<u>1,696</u>	<u>60,161</u>	<u>11,767</u>							
<b>EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND</b>	<u>1,459</u>	<u>33,572</u>	<u>163,200</u>	<u>34,870</u>	<u>49,939</u>	<u>49,939</u>	<u>49,939</u>	<u>49,939</u>	<u>49,939</u>	<u>49,939</u>
<b>CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND</b>	<u>1,459</u>	<u>35,031</u>	<u>198,231</u>	<u>233,101</u>	<u>283,041</u>	<u>332,980</u>	<u>382,919</u>	<u>432,859</u>	<u>482,798</u>	<u>532,737</u>

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
 CAPITAL FUND  
 FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
 2024\$ (NO INFLATION)

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EXHIBIT II - PROJECTED CAPITAL FUND REVENUES

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
<b>CAPITAL IMPROVEMENT FUND REVENUES:</b>										
4% USE TAX (SCHEDULE 2)	0	239,899	0	0	0	0	0	0	0	0
<b>TOTAL REVENUES</b>	0	239,899	0	0	0	0	0	0	0	0
<b>EXPENDITURES:</b>										
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	0	239,899	0	0	0	0	0	0	0	0
<b>TOTAL EXPENDITURES</b>	0	239,899	0	0	0	0	0	0	0	0
<b>EXCESS REVENUES OVER EXPENDITURES</b>	0	0	0	0	0	0	0	0	0	0

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
 WATER ENTERPRISE FUND  
 FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
 2024\$ (NO INFLATION)

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EXHIBIT III - PROJECTED WATER ENTERPRISE FUND REVENUES

<u>WATER ENTERPRISE FUND</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
Water Tap Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water SIF Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water Cash in Lieu Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water User Fee Revenue (See Schedule 3)	<u>5,146</u>	<u>5,301</u>	<u>5,301</u>	<u>38,217</u>	<u>39,364</u>	<u>40,545</u>	<u>41,761</u>	<u>43,014</u>	<u>44,304</u>	<u>45,633</u>
<b>TOTAL WATER FUND REVENUES</b>	<u>5,146</u>	<u>5,301</u>	<u>5,301</u>	<u>38,217</u>	<u>39,364</u>	<u>40,545</u>	<u>41,761</u>	<u>43,014</u>	<u>44,304</u>	<u>45,633</u>
<b>TOTAL WATER FUND REVENUES - CUMULATIVE</b>	<u>5,146</u>	<u>10,447</u>	<u>15,747</u>	<u>53,965</u>	<u>93,328</u>	<u>133,873</u>	<u>175,634</u>	<u>218,648</u>	<u>262,952</u>	<u>308,585</u>

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
 PROJECTED FIRE IMPACT FEE REVENUES  
 FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
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EXHIBIT IV - FIRE IMPACT FEE REVENUES

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
FIRE IMPACT FEE REVENUES (SCH. 4)	0	34.902	0	0	0	0	0	0	0	0
FIRE IMPACT FEE REVENUES - CUMULATIVE	0	34.902	34.902	34.902	34.902	34.902	34.902	34.902	34.902	34.902

MIDTOWN VILLAGE PUD - 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, 2024 THROUGH 2033  
 2024\$ (NO INFLATION)

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EXHIBIT V - PROJECTED PROPERTY TAX REVENUES GENERATED FOR OVERLAPPING TAXING ENTITIES

	ASSUMED MILL LEVY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PROJECTED ASSESSED VALUATION - MIDTOWN VILLAGE PUD		0	0	895,106	895,106	1,554,340	1,554,340	1,554,340	1,554,340	1,554,340	1,554,340
<b>OVERLAPPING ENTITIES (MINTURN IN TOWN MILL LEVY):</b>											
TAXING AREA 024											
EAGLE COUNTY	8.399	0	0	7,518	7,518	13,055	13,055	13,055	13,055	13,055	13,055
COLORADO MOUNTAIN COLLEGE	2.977	0	0	2,665	2,665	4,627	4,627	4,627	4,627	4,627	4,627
SCHOOL DISTRICT RE-50J	22.317	0	0	19,976	19,976	34,688	34,688	34,688	34,688	34,688	34,688
TOWN OF MINTURN	17.934	0	0	16,053	16,053	27,876	27,876	27,876	27,876	27,876	27,876
MINTURN CEMETERY	0.450	0	0	403	403	699	699	699	699	699	699
EAGLE RIVER FIRE PROTECTION DISTRICT	7.742	0	0	6,930	6,930	12,034	12,034	12,034	12,034	12,034	12,034
EAGLE RIVER WATER AND SANITATION DISTRICT	0.610	0	0	546	546	948	948	948	948	948	948
COLORADO RIVER WATER CONSERVATION DISTRICT	0.500	0	0	448	448	777	777	777	777	777	777
EAGLE VALLEY LIBRARY DISTRICT	1.913	0	0	1,712	1,712	2,973	2,973	2,973	2,973	2,973	2,973
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	2.753	0	0	2,464	2,464	4,279	4,279	4,279	4,279	4,279	4,279
TOTAL - ALL OVERLAPPING ENTITIES	65.595	0	0	58,714	58,714	101,957	101,957	101,957	101,957	101,957	101,957

**SCHEDULE 1  
MIDTOWN VILLAGE PUD  
PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES  
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2034  
2024\$ (Uninflated)**

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BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:				
Description of Unit	Planned	Average	Average	Total
	Number	Price/Unit	SQ. FT	Gross Unit
	Units/SF	Price/Unit	per Unit	Volume
<b>RESIDENTIAL</b>				
<b>Phase 1</b>				
RENOVATED APARTMENTS	3	601,000	1,202	1,803,000
APARTMENTS	16	673,500	1,347	10,776,000
SINGLE FAMILY COTTAGE	2	1,250,000	2,500	2,500,000
Total Phase 1 Residential	21			15,079,000
<b>Phase 2</b>				
SINGLE FAMILY MICRO	0	525,000	750	0
TOWNHOMES	0	710,000	1,420	0
Total Phase 2 Residential	0			0
Total Residential	21	718,048		15,079,000
<b>COMMERCIAL</b>				
Commercial/Fire Station	0	300		0
Total Commercial	0			0
Total Value - Entire Project				15,079,000

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
RENOVATED APARTMENTS	3	0	0	0	0	0	0	0	0	0	0
APARTMENTS	0	0	16	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	0	0	2	0	0	0	0	0	0	0	0
Total Phase 1 Residential	3	0	18	0	0	0	0	0	0	0	0
SINGLE FAMILY MICRO	0	0	0	0	0	0	0	0	0	0	0
TOWNHOMES	0	0	0	0	0	0	0	0	0	0	0
Total Phase 2 Residential	0	0	0	0	0	0	0	0	0	0	0
Total Residential	3	0	18	0	0	0	0	0	0	0	0
Commercial/Fire Station	0	0	0	0	0	0	0	0	0	0	0
Total Commercial	0	0	0	0	0	0	0	0	0	0	0
Total Value - Entire Project	3	3	21	21	21	21	21	21	21	21	21

**Estimated Actual Value of Residential**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Phase 1</b>											
RENOVATED APARTMENTS	1,803,000	0	0	0	0	0	0	0	0	0	0
APARTMENTS	0	0	10,776,000	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	0	0	2,500,000	0	0	0	0	0	0	0	0
Total Phase 1	1,803,000	0	13,276,000	0	0	0	0	0	0	0	0
<b>Phase 2</b>											
SINGLE FAMILY MICRO	0	0	0	0	0	0	0	0	0	0	0
TOWNHOMES	0	0	0	0	0	0	0	0	0	0	0
Total Phase 2	0	0	0	0	0	0	0	0	0	0	0
<b>Total Incremental Estimate Actual Value of Residential (includes 3 existing parcels)</b>	<b>1,803,000</b>	<b>0</b>	<b>13,276,000</b>	<b>0</b>							
<b>Total Cumulative Estimate Actual Value of Residential</b>	<b>1,803,000</b>	<b>1,803,000</b>	<b>15,079,000</b>								

**Estimated Actual Value of Commercial**

Commercial	0	0	0	0	0	0	0	0	0	0	0
Vacant Land	1,000,000		(1,000,000)	0	0	0	0	0	0	0	0
<b>Estimate Actual Value Commercial (Cumulative) (includes existing commercial)</b>	<b>2,642,040</b>	<b>2,642,040</b>	<b>1,642,040</b>								
<b>Estimated Assessed Value Of Commercial and Vacant Land @ 29%</b>	<b>766,192</b>	<b>766,192</b>	<b>476,192</b>								
<b>Estimated Assessed Value Of Residential Product @ 6.8%</b>	<b>128,915</b>	<b>128,915</b>	<b>1,078,149</b>								
<b>Total Estimated Assessed Value Of Vacant Land, Comm. &amp; Resid.</b>	<b>895,106</b>	<b>895,106</b>	<b>1,554,340</b>								

<b>TOWN MINTURN Mill Levy</b>	<b>17.934</b>	<b>16,053</b>	<b>16,053</b>	<b>27,876</b>							
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<b>Year Assessed Valuation Certified</b>	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Year Taxes Received</b>	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036

**SCHEDULE 2  
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
PROJECTED TOWN OF MINTURN 4.0% SALES AND USE TAXES  
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
2024\$ (Uninflated)**

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	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
<b>Projected Cumulative Households Completed (Occupied 1 year after completion)</b>	<u>3</u>	<u>3</u>	<u>21</u>							
<b>Projected Households:</b>										
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>9</u>	<u>9</u>	<u>63</u>							
<b>Allocation of Types of Households:</b>										
Assumed Percentage of Households Occupied for Full Year	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>	<u>80.00%</u>
Assumed Percentage of Households Occupied for Half Year	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>	<u>15.00%</u>
Assumed Percentage of Households Occupied for One Month	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>	<u>5.00%</u>
Assumed Number of Households Occupied for Full Year	<u>2</u>	<u>2</u>	<u>17</u>							
Assumed Number of Households Occupied for Half Year	<u>0</u>	<u>0</u>	<u>3</u>							
Assumed Number of Households Occupied for One Month	<u>0</u>	<u>0</u>	<u>1</u>							
Assumed Total Number of Households	<u>3</u>	<u>3</u>	<u>21</u>							
<b>Assumed Total Number of Full Year Equiv. Households</b>	<u>3</u>	<u>3</u>	<u>18</u>							
<b>Projected Town of Minturn Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, restaurants, etc.):</b>										
Assumed Annual Taxable Sales for Households Occupied for Full Year (1)	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620
Assumed Annual Taxable Sales for Households Occupied for Half Year	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310
Assumed Annual Taxable Sales for Households Occupied for One Year	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
<b>Projected Annual Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, etc.):</b>										
Projected Annual Taxable Sales for Households Occupied for Full Year	39,888	39,888	279,216	279,216	279,216	279,216	279,216	279,216	279,216	279,216
Projected Annual Taxable Sales for Households Occupied for Half Year	3,740	3,740	26,177	26,177	26,177	26,177	26,177	26,177	26,177	26,177
Projected Annual Taxable Sales for Households Occupied for One Year	<u>208</u>	<u>208</u>	<u>1,454</u>							
<b>Projected Annual Sales from All Households - (Groceries/Utilities/Other)</b>	<u>43,835</u>	<u>43,835</u>	<u>306,847</u>							
<b>Projected 4.0% Town of Minturn Sales Tax Revenues from Groceries/Utilities/Other:</b>										
Projected 4.0% Sales Tax Revenues for Households Occupied for Full Year	1,596	1,596	11,169	11,169	11,169	11,169	11,169	11,169	11,169	11,169
Projected 4.0% Sales Tax Revenues for Households Occupied for Half Year	150	150	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047
Projected 4.0% Sales Tax Revenues Households Occupied for One Year	<u>8</u>	<u>8</u>	<u>58</u>							
<b>Projected 4.0% Sales Tax Revenues from Groc./Util./Other - All Residents</b>	<u>1,753</u>	<u>1,753</u>	<u>12,274</u>							
<b>Projected 4.0% Sales Tax Revenues from MIDTOWN VILLAGE PUD to General Fund</b>	<u>1,753</u>	<u>1,753</u>	<u>12,274</u>							
<b>Projected 4% Town of Minturn Use Tax Revenues from Construction Materials:</b>										
Projected Building Permit Value Residential @ \$718,048 - 10,000 = 708,048 Average Bldg. Permit (less 10,000 reduction)	<u>0</u>	<u>11,994,930</u>	<u>0</u>							
Projected Building Permit Value Commercial @ \$250 per SqFt	<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 Cost of Construction Materials @ 50% of Bldg. Permit Value	<u>0</u>	<u>5,997,465</u>	<u>0</u>							
Projected 4% Use Tax Construction Materials - Residential and Commercial	<u>0</u>	<u>239,899</u>	<u>0</u>							
<b>Projected 4% Use Tax Revenues from Construction Materials</b>	<u>0</u>	<u>239,899</u>	<u>0</u>							

Note 1: The \$16,620 per household expenditure was estimated as follows: \$17,950.00 budgeted year 2021 taxable sales divided by 540 current Town of Minturn households = \$33,241 per household divided by two = \$16,620 sales taxable expenditures per household.

**SCHEDULE 3  
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
PROJECTED WATER TAP FEE AND USER FEE REVENUES  
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
2024\$ (NO INFLATION)**

*Working Draft, Subject To Change  
18-Apr-24*

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
Total Projec. Number of Incremental SFE's (phase 2 only. Subject to tap fee, SIF, cash in lieu fee)		<u>0.00</u>								
<b>Projected Water Tap Fee, SIF Fee, and Cash in Lieu Fee Revenues:</b>										
Assumed Tap Fee per 0-3,000 SF (3,001+ pays 2nd tap) per Town of Minturn (paid at permit; 3% increases)	<u>12,940</u>	<u>13,328</u>	<u>13,728</u>	<u>14,140</u>	<u>14,564</u>	<u>15,001</u>	<u>15,451</u>	<u>15,915</u>	<u>16,392</u>	<u>16,884</u>
Assumed Tap Fee Commercial (assume 1*?)	<u>30,918</u>	<u>31,846</u>	<u>32,801</u>	<u>33,785</u>	<u>34,798</u>	<u>35,842</u>	<u>36,918</u>	<u>38,025</u>	<u>39,166</u>	<u>40,341</u>
Assumed SIF Fee - Tier 1 (0 - 1,500 SF) per Town of Minturn (paid at permit; 3% increases)	<u>10,95</u>	<u>11,28</u>	<u>11,62</u>	<u>11,97</u>	<u>12,32</u>	<u>12,69</u>	<u>13,07</u>	<u>13,47</u>	<u>13,87</u>	<u>14,29</u>
Assumed SIF Fee - Tier 2 (1,501 - 3,000 SF) per Town of Minturn (paid at permit; 3% increases)	<u>14,52</u>	<u>14,96</u>	<u>15,40</u>	<u>15,87</u>	<u>16,34</u>	<u>16,83</u>	<u>17,34</u>	<u>17,86</u>	<u>18,39</u>	<u>18,95</u>
Assumed SIF Fee - Tier 3 (3,001+SF) per Town of Minturn (paid at permit; 3% increases)	<u>17,47</u>	<u>17,99</u>	<u>18,53</u>	<u>19,09</u>	<u>19,66</u>	<u>20,25</u>	<u>20,86</u>	<u>21,49</u>	<u>22,13</u>	<u>22,79</u>
Assumed Cash in Lieu Fee per Town of Minturn (paid upfront; 3% increases)	<u>40,501</u>	<u>41,716</u>	<u>42,968</u>	<u>44,257</u>	<u>45,584</u>	<u>46,952</u>	<u>48,360</u>	<u>49,811</u>	<u>51,305</u>	<u>52,845</u>
<b>Projected Tap Fee Revenues</b>	<u>0</u>									
<b>Projected SIF Fee Revenues</b>										
SIF TIER 1	<u>0</u>									
SIF TIER 2	<u>0</u>									
SIF TIER 3	<u>0</u>									
<b>Projected SIF Fee Revenues</b>	<u>0</u>									
<b>Projected Cash in Lieu Fee Revenues (assumed @ 0 SFES)</b>	<u>0</u>									
<b>Projected Water User Fee Revenues:</b>										
Assumed Average Annual Rate per res unit and comm SFE (\$116.77 base +8.82x4 (assume 4,000 gallons per month) +1	<u>1,715</u>	<u>1,767</u>	<u>1,820</u>	<u>1,874</u>	<u>1,931</u>	<u>1,989</u>	<u>2,048</u>	<u>2,110</u>	<u>2,173</u>	<u>2,238</u>
<b>Total Projected Water User Fee Revenues</b>	<u>5,146</u>	<u>5,301</u>	<u>38,217</u>	<u>39,364</u>	<u>40,545</u>	<u>41,761</u>	<u>43,014</u>	<u>44,304</u>	<u>45,633</u>	<u>47,002</u>

SCHEDULE 4  
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
PROJECTED FIRE IMPACT FEES  
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033  
2024\$ (NO INFLATION)

Working Draft, Subject To Change  
18-Apr-24

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
<b>Projected Fire Impact Fee Revenues (paid at permit):</b>										
Assumed Average Rate per .75 inch water meter - Residential/Commercial (based on 2024 rates)	<u>1,939.00</u>									
<b>Projected Fire Impact Fee Revenues</b>	<u>0</u>	<u>34,902</u>	<u>0</u>							

SCHEDULE 5  
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN  
PROJECTED REAL ESTATE TRANSFER ASSESSMENT (RETT)  
FOR THE YEARS ENDING DECEMBER 31, 2021 THROUGH 2029  
2021\$ (Uninflated)

Working Draft, Subject To Change  
18-Apr-24

	#	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>INITIAL SALES</b>											
INCREMENTAL INITIAL REAL ESTATE SALES		0	0	13,276,000	0	0	0	0	0	0	0
1% RETT ON INITIAL REAL ESTATE SALES		0	0	<u>132,760</u>	0	0	0	0	0	0	0
<b>RESALES</b>											
CUMULATIVE INITIAL REAL ESTATE SALES		0	0	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000
AVERAGE TURNOVER PER YEAR		0.00%	0.00%	2.00%	5.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
TOTAL RESALE REVENUE		0	0	<u>265,520</u>	<u>663,800</u>	<u>929,320</u>	<u>929,320</u>	<u>929,320</u>	<u>929,320</u>	<u>929,320</u>	<u>929,320</u>
1% RETT ON RESALES		0	0	<u>2,655</u>	<u>6,638</u>	<u>9,293</u>	<u>9,293</u>	<u>9,293</u>	<u>9,293</u>	<u>9,293</u>	<u>9,293</u>
<b>TOTAL ANNUAL 1.0% RETT TO TOWN OF MINTURN GENERAL FUND</b>		<b>0</b>	<b>0</b>	<b><u>135,415</u></b>	<b><u>6,638</u></b>	<b><u>9,293</u></b>	<b><u>9,293</u></b>	<b><u>9,293</u></b>	<b><u>9,293</u></b>	<b><u>9,293</u></b>	<b><u>9,293</u></b>