

Stan Bernstein and Associates, Inc.

Financial Planners and Consultants

For Local Governments, Municipal Bond Underwriters, and Real Estate Developers

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MEMORANDUM

TO: Mr. Larry Pardee, Town Manager, Town of Eagle
Ms. Rachel Tand, Finance Director, Town of Eagle
Mrs. Peyton Heitzman Community Development Director, Town of Eagle

FROM: Amy Greer

DATE: December 30, 2025

SUBJECT: Analysis of Potential Incremental Town of Eagle Revenues Generated,
and General Fund Expenditures Incurred as a result of the development of Capitol Flats –
Draft #3

In accordance with your request Stan Bernstein and Associates, Inc. has developed this **ANALYSIS OF POTENTIAL INCREMENTAL TOWN OF EAGLE REVENUES GENERATED, AND GENERAL FUND EXPENDITURES INCURRED, AS A RESULT OF THE DEVELOPMENT OF CAPITOL FLATS** (the “Fiscal Impact Analysis”).

THE CAPITOL FLATS REAL ESTATE DEVELOPMENT PROJECT

The Fiscal Impact Analysis is based upon the construction of a total of 101 residential units. It is expected that buildout will be complete by the end of 2029 with an aggregate non-inflated value of approximately \$87.78 million as set forth on Schedule 1. Based upon an average occupancy of 2.0 persons per unit it is projected that Capitol Flats will generate approximately 202 full-time equivalent incremental residents at full-buildout.

INCREMENTAL TOWN OF EAGLE REVENUES, AND GENERAL FUND EXPENDITURES, BY INDIVIDUAL ACCOUNTING FUNDS

The following paragraphs summarize the forecast non-inflated incremental Town of Eagle revenues, and incremental general fund expenditures, by individual accounting funds.

• **General Fund (Exhibit I, page 1)**

General Fund revenues are expected to exceed expenditures by approximately \$875,000 during years 2025 – 2036. Incremental General Fund revenues are forecast to exceed incremental expenditures by approximately \$83,900 annually at stabilization (year 2031). This is based on marginal cost estimates for each governmental fund. While we believe these marginal cost estimates to be reasonable to use for financial modeling purposes, no attempt has been made to do a detailed analysis of every Town of Eagle service department for the purpose of precisely determining what percentage of costs are fixed and what percentage of costs are variable. Incremental General Fund revenues over expenditures will vary and could increase or decrease depending on the actual impact of these additional 101 homes. Exhibit I assumes that only 3% of the incremental Town of Eagle’s 4% sales tax revenues will be used to fund incremental General Fund expenditures (i.e., the remaining 1% incremental sales tax revenues will go to the Town of Eagle’s Capital Improvements Fund).

• **Capital Improvements Fund (Exhibit II, page 2)**

Incremental Capital Improvements Fund revenues, which include street impact fees, public safety impact fees, 4% construction use tax revenues, and 1% of the incremental sales tax revenues, are forecast to generate approximately \$2.3 million on a non-inflated basis during the analysis period. This does not include any refunds the Town may issue. These revenues will be available to fund incremental capital expenditures necessitated by the Town of Eagle.

• **Sales Tax Capital Improvements Fund (Exhibit III, page 3)**

Incremental Sales Tax Capital Improvements Fund revenues, 0.5% sales tax revenues, are forecast to generate approximately \$154,000 on a non-inflated basis during the analysis period. These revenues will be available to fund incremental capital expenditures necessitated by the Town of Eagle.

• **Water Fund (Exhibit IV, page 4)**

Incremental Water Fund user fee revenues are forecast to generate approximately \$660,000 during the analysis period. These revenues will be available to defray water utility operating costs and for transfer to the General Fund. Incremental Water Fund plant investment fee revenues are forecast to be approximately \$1.5 million during the analysis period assuming a tap fee rate of \$14,937 per EQR and 0% annual increases. It is assumed that these revenues will be used to pay water utility related capital and/or debt service costs.

- **Wastewater Fund (Exhibit IV, page 4)**
Incremental Wastewater Fund user fee revenues are forecast to generate approximately \$663,000 on a non-inflated basis during the analysis period. These revenues will be available to defray wastewater utility operating costs and for transfer to the General Fund. Incremental wastewater plant investment fee revenues are forecast to be \$1.01 million during the analysis period assuming an average rate of \$10,000 per EQR and 0% annual increases to the Town's plant investment fee. It is assumed that these revenues will be used to pay wastewater utility related capital and/or debt service costs.
- **Conservation Trust Fund (Exhibit V, page 5)**
Incremental Conservation Trust Fund revenues are forecast to generate approximately \$13,800 during the analysis period. These revenues will be used to fund Town of Eagle capital expenditures.

APPROACH, METHODOLOGY AND UNDERLYING ASSUMPTIONS

Stan Bernstein and Associates, Inc. believes that the most understandable way to assess revenue and expenditure impacts to the Town of Eagle is to identify (i) the incremental General Fund revenue and expenditure impacts, and (ii) the individual revenue impacts for the Town of Eagle's Capital Improvements Fund, Water Fund, Wastewater Fund, Refuse Fund, and Conservation Trust Fund. Although not a direct revenue impact to the Town of Eagle, the incremental Fire Impact Fee revenues have also been identified. The incremental revenue and expenditure impacts have been identified for the 10 years, ending December 31, 2026 through 2035.

Incremental Town of Eagle Assessed Valuation

Incremental assessed valuation expected to be generated as a result of Capitol Flats is forecast to increase from approximately \$345,610 in 2025 to approximately \$5.64 million for tax collection year 2031 as set forth on Schedule 1. Assessed valuation is expected to increase as a result of the sale and platting of lots and from the completion of homes. Assessed valuation forecasts do not include the impacts of inflation and assume that completed living units will be assessed at 6.25% of market value.

Incremental Town of Eagle Property Tax Revenues

Incremental Town of Eagle property tax revenues expected to be generated from Capitol Flats are forecast to increase from \$795 for tax collection year 2025 to \$12,967 by tax collection year 2031 as presented on Exhibit I, page 1. This assumes that the Town of Eagle General Fund mill levy remains 2.301.

Incremental Town of Eagle Sales and Use Tax Revenues

Non-inflated incremental Town of Eagle 4.0% sales tax revenues expected to be generated from Capitol Flats are forecast at approximately \$156,000 annually beginning in tax collection year 2030 (Schedule 2). Sales tax revenues have been forecast for the Town of Eagle's General Fund (3%) and Capital Improvements Fund (1%). The sales tax revenue forecasts assume that an average of 2.0 people will occupy each completed living unit; it is assumed that 93% of residential living units will be occupied for a full-year, 7% of residential living units will be occupied for a half-year, and 0% will be occupied for an average of 30-days each year. It is assumed that each "full-year equivalent household" will generate incremental sales-taxable expenditures averaging \$40,217 annually (this level of expenditure was calculated by dividing the year 2025 budgeted taxable sales (\$185 million) by the number of Town of Eagle households (2,300) which results in an average taxable expenditure per capita of \$80,435 which has been factored by 50% to compensate for expenditures incurred by non-Eagle related I-70 travelers).

Non-inflated 4% Town of Eagle construction materials use tax revenues expected to be generated from Capitol Flats are forecast to generate approximately \$1.755 million in 2026 -2028 and be used to fund capital improvements (i.e., these revenues are earmarked for the Town of Eagle's Capital Improvements Fund). This does not account for any use tax refunds that may be issued by the Town. The construction materials use tax revenue forecasts assume that the average non-inflated construction value of an average home is \$869,062 excluding land and builders' profit and that 50% of such costs will be for construction materials.

Incremental Town of Eagle General Fund Other Revenues

Non-inflated incremental Town of Eagle General Fund revenues (i.e., other than sales or property tax revenues) have been forecast for each General Fund revenue source based upon a "revenue generation per household" approach. This approach assumes that each incremental household Capitol Flats will generate the same amount of incremental revenues to the Town of Eagle's General Fund that are currently being generated for each household within the boundaries of the Town of Eagle (for financial planning purposes it is assumed that there are approximately 2,300 households within the Town of Eagle. These incremental forecast General Fund revenues are presented on Exhibit I, page 1.

Incremental Town of Eagle General Fund Expenditures

Uninflated incremental Town of Eagle General Fund expenditures have been forecast by departments (i.e., General and Administration Department; Building, Zoning and Planning Department; Public Safety – Police Department; and Buildings and Grounds Department). Incremental Town of Eagle department costs are difficult to assess but have been forecast at a marginal per household allowance as follows:

Department	Variable Cost %	Allocation per Household
General Government	10%	\$37.82
General Administration	33%	\$134.66
Building, Zoning , Planning	65% of Inspection Fees	N/A
Public Works – Streets	10%	\$87.07
Engineering	33%	\$51.12
Buildings & Grounds	50%	\$269.34
Public Safety	50%	\$633.00
Municipal Court	33%	\$13.70
Marketing and Events	10%	\$21.90

Incremental Town of Eagle Water, Wastewater, Street Impact Fees, Public Safety Impact Fees and Refuse Revenues

Incremental Water Plant Investment Fee revenues of \$1.51 million have been forecast based upon a plant investment fee rate of \$14,937 per EQR and include 0% annual increases thereafter. Water User Fee revenues have been based upon a monthly base rate of \$42.14 per EQR, a user fee of \$3.59 per 0 – 6,000 gallons of water used (assumes average usage of 3,000 gallons per household), and an average monthly usage surcharge rate of \$8.15 per EQR. Water User Fee revenues are forecast to generate approximately \$74,000 annually at full-buildout. Water user rates and Plant Investment Fee rates are subject to annual review by the Town.

Incremental Wastewater Plant Investment Fee revenues have been based upon an average Wastewater Plant Investment Fee rate of \$10,000 per EQR, include 0% annual increases and are forecast to generate a total of \$1.01 million. Wastewater User Fee revenues have been based upon an average monthly rate per EQR of \$69.51, include 0% annual rate increases and are forecast to generate approximately \$84,000 annually at full-buildout. Wastewater user rates and Plant Investment Fee rates are subject to annual review by the Town.

Incremental Street Improvement Fee revenues, which are earmarked for the Town of Eagle's Capital Improvements Fund, have been based upon an average one-time multifamily residential rate of \$646. They are forecast to generate approximately \$65,000 in 2027-2029.

Incremental Public Safety Impact Fee revenues, which are also earmarked for the Town of Eagle's Capital Improvements Fund, are based upon \$1,639 per dwelling unit. They are forecast to generate \$165,500 in 2027 -2029.

Incremental Fire Impact Fee Revenues

Although not a revenue source to the Town of Eagle, incremental Fire Impact Fee revenues have been based upon one-time impact fee rates of \$1,528 per dwelling unit. Fire Impact Fee revenues are forecast to total \$154,000 in 2027 - 2029.

LIMITING FACTORS

Although Stan Bernstein and Associates, Inc. believes the assumptions and methodology that have been used to develop the Fiscal Impact Analysis are reasonable, certain assumptions may or may not materialize which might cause actual results to differ from forecast results and such variation may be material. Consequently, Stan Bernstein and Associates, Inc. does not vouch for the achievability of the assumptions or for the forecast results.

If you have any questions or comments regarding this analysis, please do not hesitate to contact me.

Very truly yours,

STAN BERNSTEIN AND ASSOCIATES, INC. (signed)

Stan Bernstein and Associates, Inc.

**CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
GENERAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
2025\$ (NO INFLATION)**

*Working Draft, Subject To Change
30-Dec-25*

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
<u>GENERAL FUND - REVENUES:</u>													
TAXES:													
General Property @ 2.301 Mills (See Schedule 1)	795	795	1,140	4,591	5,914	8,389	12,967	12,967	12,967	12,967	12,967	12,967	99,430
Sales Tax for General Fund @ 4% (See Schedule 2)	0	0	0	46,571	90,038	156,790	156,790	156,790	156,790	156,790	156,790	156,790	1,234,139
Franchise Taxes @ \$113.91 per Household	0	0	0	3,417	6,607	11,505	11,505	11,505	11,505	11,505	11,505	11,505	90,558
Total Taxes	<u>795</u>	<u>795</u>	<u>1,140</u>	<u>54,580</u>	<u>102,559</u>	<u>176,684</u>	<u>181,262</u>	<u>181,262</u>	<u>181,262</u>	<u>181,262</u>	<u>181,262</u>	<u>181,262</u>	<u>1,424,127</u>
LICENSES AND PERMITS:													
Building Permits @ .006 x Cost of Construction	0	156,431	146,002	224,218	0	0	0	0	0	0	0	0	526,652
Total Licenses and Permits	<u>0</u>	<u>156,431</u>	<u>146,002</u>	<u>224,218</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>526,652</u>
INTERGOVERNMENTAL REVENUE:													
Motor Vehicle License Fee @ \$17.3 per household	0	0	0	519	1,003	1,747	1,747	1,747	1,747	1,747	1,747	1,747	13,754
Specific Ownership @ 5.5% of Property Taxes	44	44	63	253	325	461	713	713	713	713	713	713	5,469
Marijuana/Tobacco Tax @ \$383.5 per household	0	0	0	11,505	22,243	38,734	38,734	38,734	38,734	38,734	38,734	38,734	304,883
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	235	337	1,356	1,747	2,477	3,829	3,829	3,829	3,829	3,829	3,829	29,127
County Sales Tax @ 3.4% of 4% Town sales taxes	0	0	0	1,583	3,061	5,331	5,331	5,331	5,331	5,331	5,331	5,331	41,961
Total Intergovernmental Revenue	<u>44</u>	<u>279</u>	<u>399</u>	<u>15,216</u>	<u>28,380</u>	<u>48,751</u>	<u>50,354</u>	<u>50,354</u>	<u>50,354</u>	<u>50,354</u>	<u>50,354</u>	<u>50,354</u>	<u>395,193</u>
CHARGES FOR SERVICES:													
Inspections and Reimbursables @ \$1,000 per unit(construction related)	0	30,000	0	28,000	43,000	0	0	0	0	0	0	0	101,000
Total Charges For Services	<u>0</u>	<u>30,000</u>	<u>0</u>	<u>28,000</u>	<u>43,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>101,000</u>
FINES AND FORFEITURES:													
Fines and Forfeitures @ \$38.66 per household	0	0	0	1,160	2,242	3,905	3,905	3,905	3,905	3,905	3,905	3,905	30,735
Total Fines and Forfeitures	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,160</u>	<u>2,242</u>	<u>3,905</u>	<u>3,905</u>	<u>3,905</u>	<u>3,905</u>	<u>3,905</u>	<u>3,905</u>	<u>3,905</u>	<u>30,735</u>
TOTAL GENERAL FUND REVENUES	<u>839</u>	<u>187,505</u>	<u>147,541</u>	<u>323,173</u>	<u>176,181</u>	<u>229,339</u>	<u>235,521</u>	<u>235,521</u>	<u>235,521</u>	<u>235,521</u>	<u>235,521</u>	<u>235,521</u>	<u>2,477,706</u>
<u>GENERAL FUND - EXPENDITURES:</u>													
GENERAL GOVERNMENT @ 10% variable = \$37.82 per household	0	0	0	631	1,220	2,124	2,124	2,124	2,124	2,124	2,124	2,124	16,719
GENERAL ADMINISTRATION @ 33% variable = \$134.66 per household	0	0	0	4,040	7,810	13,601	13,601	13,601	13,601	13,601	13,601	13,601	107,055
COMM DEV (65% of Inspection Fees + Reimbursements)	0	121,180	94,902	163,942	27,950	0	0	0	0	0	0	0	407,974
PUBLIC WORKS - STREETS @ 10% variable = \$87.07 per household (internal roads pr	0	0	0	2,612	5,050	8,794	8,794	8,794	8,794	8,794	8,794	8,794	69,221
ENGINEERING @ 33% variable = \$51.12 per household	0	0	0	1,534	2,965	5,163	5,163	5,163	5,163	5,163	5,163	5,163	40,640
PUBLIC SAFETY - POLICE @ 50% variable = \$633 per household	0	0	0	18,990	36,714	63,933	63,933	63,933	63,933	63,933	63,933	63,933	503,235
MUNICIPAL COURT @ 33% variable = \$13.7 per household	0	0	0	411	795	1,384	1,384	1,384	1,384	1,384	1,384	1,384	10,892
MARKETING AND EVENTS @ 10% variable = \$21.9 per household	0	0	0	657	1,270	2,212	2,212	2,212	2,212	2,212	2,212	2,212	17,411
BUILDINGS AND GROUNDS @ 50% variable = \$269.34 per household	0	0	0	8,080	15,622	27,203	27,203	27,203	27,203	27,203	27,203	27,203	214,125
TRANSFER TO CAPITAL IMPROVEMENT FUND (25% of Sales Tax Revs)	0	0	0	11,643	22,509	39,197	39,197	39,197	39,197	39,197	39,197	39,197	308,535
TOTAL GENERAL FUND - EXPENDITURES	<u>0</u>	<u>121,180</u>	<u>94,902</u>	<u>212,539</u>	<u>121,905</u>	<u>163,611</u>	<u>163,611</u>	<u>163,611</u>	<u>163,611</u>	<u>163,611</u>	<u>163,611</u>	<u>163,611</u>	<u>1,695,805</u>
EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND	<u>839</u>	<u>66,325</u>	<u>52,640</u>	<u>110,634</u>	<u>54,276</u>	<u>65,728</u>	<u>71,910</u>	<u>71,910</u>	<u>71,910</u>	<u>71,910</u>	<u>71,910</u>	<u>71,910</u>	<u>781,901</u>
CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND	<u>839</u>	<u>67,164</u>	<u>119,803</u>	<u>230,437</u>	<u>284,713</u>	<u>350,441</u>	<u>422,351</u>	<u>494,261</u>	<u>566,171</u>	<u>638,081</u>	<u>709,991</u>	<u>781,901</u>	<u>781,901</u>

**CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
 CAPITAL IMPROVEMENTS FUND
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (NO INFLATION)**

*Working Draft, Subject To Change
 30-Dec-25*

EXHIBIT II - PROJECTED CAPITAL IMPROVEMENT FUND REVENUES

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
CAPITAL IMPROVEMENTS FUND REVENUES:													
STREET IMPACT FEES (SCHEDULE 3)	0	0	19,380	18,088	27,778	0	0	0	0	0	0	0	65,246
PUBLIC SAFETY IMPACT FEES (SCHEDULE 3)	0	0	49,162	45,885	70,466	0	0	0	0	0	0	0	165,513
4% USE TAX (SCHEDULE 2)	0	521,437	486,675	747,393	0	0	0	0	0	0	0	0	1,755,505
25% SALES TAX TRANSFERRED FROM GENERAL FUND (EXHIBIT I)	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,643</u>	<u>22,509</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>308,535</u>
TOTAL REVENUES	<u>0</u>	<u>521,437</u>	<u>555,217</u>	<u>823,009</u>	<u>120,753</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>2,294,799</u>
EXPENDITURES:													
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	<u>0</u>	<u>521,437</u>	<u>555,217</u>	<u>823,009</u>	<u>120,753</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>2,294,799</u>
TOTAL EXPENDITURES	<u>0</u>	<u>521,437</u>	<u>555,217</u>	<u>823,009</u>	<u>120,753</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>39,197</u>	<u>2,294,799</u>
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>	<u>0</u>	<u>0</u>

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
 SALES TAX CAPITAL IMPROVEMENT FUND
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (NO INFLATION)

EXHIBIT III - PROJECTED CAPITAL IMPROVEMENT FUND REVENUES

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
SALES TAX CAPITAL IMPROVEMENTS FUND REVENUES:													
0.5% SALES TAX (SCHEDULE 2)	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,821</u>	<u>11,255</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>154,267</u>
TOTAL REVENUES	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,821</u>	<u>11,255</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>154,267</u>
EXPENDITURES:													
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,821</u>	<u>11,255</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>154,267</u>
TOTAL EXPENDITURES	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,821</u>	<u>11,255</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>154,267</u>
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>	<u>0</u>	<u>0</u>

**CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
WATER AND WASTEWATER FUNDS
FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
2025\$ (NO INFLATION)**

*Working Draft, Subject To Change
30-Dec-25*

EXHIBIT IV - PROJECTED WATER, WASTEWATER AND REFUSE FUND REVENUES

<u>WATER FUND</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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
Water Plant Investment Fee Revenue (See Schedule 3)	0	0	448,109	418,235	642,289	0	0	0	0	0	0	0	1,508,632
Water User Fee Revenue (See Schedule 3)	0	0	22,089	42,706	74,367	74,367	74,367	74,367	74,367	74,367	74,367	74,367	659,734
TOTAL WATER FUND REVENUES	<u>0</u>	<u>0</u>	<u>470,198</u>	<u>460,941</u>	<u>716,656</u>	<u>74,367</u>	<u>74,367</u>	<u>74,367</u>	<u>74,367</u>	<u>74,367</u>	<u>74,367</u>	<u>74,367</u>	<u>2,168,366</u>
TOTAL WATER FUND REVENUES - CUMULATIVE	<u>0</u>	<u>0</u>	<u>470,198</u>	<u>931,138</u>	<u>1,647,795</u>	<u>1,722,162</u>	<u>1,796,529</u>	<u>1,870,896</u>	<u>1,945,264</u>	<u>2,019,631</u>	<u>2,093,998</u>	<u>2,168,366</u>	<u>2,168,366</u>
<u>WASTEWATER FUND</u>													
Property Tax Revenues @ 0 Mills (See Schedule 1)	0	0	0	0	0	0	0	0	0	0	0	0	0
Wastewater Plant Investment Fee Revenue (See Schedule 3)	0	0	300,000	280,000	430,000	0	0	0	0	0	0	0	1,010,000
Wastewater User Fee Revenue (See Schedule 3)	0	0	0	25,024	48,379	84,246	84,246	84,246	84,246	84,246	84,246	84,246	663,125
TOTAL WASTEWATER FUND REVENUES	<u>0</u>	<u>0</u>	<u>300,000</u>	<u>305,024</u>	<u>478,379</u>	<u>84,246</u>	<u>84,246</u>	<u>84,246</u>	<u>84,246</u>	<u>84,246</u>	<u>84,246</u>	<u>84,246</u>	<u>1,673,125</u>
TOTAL WASTEWATER FUND REVENUES - CUMULATIVE	<u>0</u>	<u>0</u>	<u>300,000</u>	<u>605,024</u>	<u>1,083,403</u>	<u>1,167,649</u>	<u>1,251,895</u>	<u>1,336,141</u>	<u>1,420,387</u>	<u>1,504,633</u>	<u>1,588,879</u>	<u>1,673,125</u>	<u>1,673,125</u>

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
 CONSERVATION TRUST FUND
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (NO INFLATION)

Working Draft, Subject To Change
 30-Dec-25

EXHIBIT V - PROJECTED CONSERVATION FUND REVENUES

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
Conservation Trust Fund Revenues @ \$17.39 per Household	<u>0</u>	<u>0</u>	<u>0</u>	<u>522</u>	<u>1,009</u>	<u>1,756</u>	<u>1,756</u>	<u>1,756</u>	<u>1,756</u>	<u>1,756</u>	<u>1,756</u>	<u>1,756</u>	<u>13,825</u>
TOTAL CONSERVATION TRUST REVENUES - CUMULATIVE	<u>0</u>	<u>0</u>	<u>0</u>	<u>522</u>	<u>1,530</u>	<u>3,287</u>	<u>5,043</u>	<u>6,799</u>	<u>8,556</u>	<u>10,312</u>	<u>12,069</u>	<u>13,825</u>	<u>13,825</u>

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
 PROJECTED FIRE IMPACT FEE REVENUES
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (NO INFLATION)

Working Draft, Subject To Change
 30-Dec-25

EXHIBIT VI - FIRE IMPACT FEE REVENUES

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
FIRE IMPACT FEE REVENUES (SCH. 3)	<u>0</u>	<u>0</u>	<u>45,840</u>	<u>42,784</u>	<u>65,704</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>154,328</u>
FIRE IMPACT FEE REVENUES - CUMULATIVE	<u>0</u>	<u>0</u>	<u>45,840</u>	<u>88,624</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>	<u>154,328</u>

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
 PROJECTED PROPERTY TAX REVENUES GENERATED FOR VARIOUS OVERLAPPING
 TOWN OF EAGLE GOVERNMENTAL ENTITIES
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (NO INFLATION) BASED ON 2025 MILL LEVIES PER EC ABSTRACT

Working Draft, Subject To Change
 30-Dec-25

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

	ASSUMED MILL LEVY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
PROJECTED ASSESSED VALUATION - CAPITOL FLATS PUD (assumed In Town Mill Levy)		0	345,610	495,232	1,995,232	2,570,390	3,645,966	5,635,578	5,635,578	5,635,578	5,635,578	5,635,578	
OVERLAPPING ENTITIES (EAGLE IN TOWN MILL LEVY):													
EAGLE COUNTY	8.390	0	2,900	4,155	16,740	21,566	30,590	47,283	47,283	47,283	47,283	47,283	312,371
COLORADO MOUNTAIN COLLEGE	3.230	0	1,116	1,600	6,445	8,302	11,776	18,203	18,203	18,203	18,203	18,203	120,257
SCHOOL DISTRICT RE-50J	21.614	0	7,470	10,704	43,125	55,556	78,804	121,807	121,807	121,807	121,807	121,807	804,718
TOWN OF EAGLE	2.301	0	795	1,140	4,591	5,914	8,389	12,967	12,967	12,967	12,967	12,967	85,669
EAGLE CEMETERY DISTRICT	0.191	0	66	95	381	491	696	1,076	1,076	1,076	1,076	1,076	7,111
GREATER EAGLE FIRE PROTECTION DISTRICT	9.809	0	3,390	4,858	19,571	25,213	35,763	55,279	55,279	55,279	55,279	55,279	365,202
MOUNTAIN RECREATION METRO	3.650	0	1,261	1,808	7,283	9,382	13,308	20,570	20,570	20,570	20,570	20,570	135,894
COLORADO RIVER WATER CONSERVATION DISTRICT	0.501	0	173	248	1,000	1,288	1,827	2,823	2,823	2,823	2,823	2,823	18,653
EAGLE VALLEY LIBRARY DISTRICT	2.763	0	955	1,368	5,513	7,102	10,074	15,571	15,571	15,571	15,571	15,571	102,870
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	2.773	0	958	1,373	5,533	7,128	10,110	15,627	15,627	15,627	15,627	15,627	103,242
TOTAL - ALL OVERLAPPING ENTITIES	55.222	-	19,085	27,348	110,181	141,942	201,338	311,208	311,208	311,208	311,208	311,208	2,055,988

SCHEDULE 1 Cont
 CAPITOL FLATS
 PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (Uninflated)

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BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:															
Description of Unit	Estimated Number of Units	Average Per Unit Price	Total Gross Unit Volume	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 Totals
Building One															
1 BR	9	654,679	5,892,111	0	0	9	0	0	0	0	0	0	0	0	9
2 BR	3	983,692	2,951,076	0	0	3	0	0	0	0	0	0	0	0	3
3 BR	2	1,240,689	2,481,378	0	0	2	0	0	0	0	0	0	0	0	2
Building Two															
1 BR	8	654,679	5,237,432	0	0	8	0	0	0	0	0	0	0	0	8
2 BR	5	983,692	4,918,460	0	0	5	0	0	0	0	0	0	0	0	5
3BR	3	1,240,689	3,722,067	0	0	3	0	0	0	0	0	0	0	0	3
Building Three															
1 BR	9	654,679	5,892,111	0	0	0	9	0	0	0	0	0	0	0	9
2 BR	6	983,692	5,902,152	0	0	0	6	0	0	0	0	0	0	0	6
3BR	2	1,240,689	2,481,378	0	0	0	2	0	0	0	0	0	0	0	2
Building Four															
1 BR	2	654,679	1,309,358	0	0	0	2	0	0	0	0	0	0	0	2
2 BR	6	983,692	5,902,152	0	0	0	6	0	0	0	0	0	0	0	6
3 BR	3	1,240,689	3,722,067	0	0	0	3	0	0	0	0	0	0	0	3
Building Five															
1 BR	6	654,679	3,928,074	0	0	0	0	6	0	0	0	0	0	0	6
2 BR	7	983,692	6,885,844	0	0	0	0	7	0	0	0	0	0	0	7
Building Six															
2 BR	21	983,692	20,657,532	0	0	0	0	21	0	0	0	0	0	0	21
Building Seven															
1 BR	9	654,679	5,892,111	0	0	0	0	9	0	0	0	0	0	0	9
Total Project	101	1,240,689	87,775,303	0	0	30	28	43	0	0	0	0	0	0	101
Total Value - Entire Project		869,062	87,775,303												

Source: Vail Land

SCHEDULE 1 Cont
 CAPITOL FLATS
 PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES
 FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
 2025\$ (Uninflated)

<u>Estimated Actual Value of Residential</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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>Totals</u>	
<u>Building One</u>														
1 BR	0	0	5,892,111	0	0	0	0	0	0	0	0	0	5,892,111	
2 BR	0	0	2,951,076	0	0	0	0	0	0	0	0	0	2,951,076	
3 BR	0	0	2,481,378	0	0	0	0	0	0	0	0	0	2,481,378	
<u>Building Two</u>													0	
1 BR	0	0	5,237,432	0	0	0	0	0	0	0	0	0	5,237,432	
2 BR	0	0	4,918,460	0	0	0	0	0	0	0	0	0	4,918,460	
3BR	0	0	3,722,067	0	0	0	0	0	0	0	0	0	3,722,067	
<u>Building Three</u>													0	
1 BR	0	0	0	5,892,111	0	0	0	0	0	0	0	0	5,892,111	
2 BR	0	0	0	5,902,152	0	0	0	0	0	0	0	0	5,902,152	
3BR	0	0	0	2,481,378	0	0	0	0	0	0	0	0	2,481,378	
<u>Building Four</u>													0	
1 BR	0	0	0	1,309,358	0	0	0	0	0	0	0	0	1,309,358	
2 BR	0	0	0	5,902,152	0	0	0	0	0	0	0	0	5,902,152	
3 BR	0	0	0	3,722,067	0	0	0	0	0	0	0	0	3,722,067	
<u>Building Five</u>													0	
1 BR	0	0	0	0	3,928,074	0	0	0	0	0	0	0	3,928,074	
2 BR	0	0	0	0	6,885,844	0	0	0	0	0	0	0	6,885,844	
<u>Building Six</u>													0	
2 BR	0	0	0	0	20,657,532	0	0	0	0	0	0	0	20,657,532	
<u>Building Seven</u>													0	
1 BR	0	0	0	0	5,892,111	0	0	0	0	0	0	0	5,892,111	
Total Incremental Estimate Actual Value of Residential	<u>2,393,950</u>	<u>0</u>	<u>25,202,524</u>	<u>25,209,218</u>	<u>37,363,561</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>87,775,303</u>	
Total Cumulative Estimate Actual Value of Residential	<u>2,393,950</u>	<u>2,393,950</u>	<u>27,596,474</u>	<u>52,805,692</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	<u>90,169,253</u>	
Estimated Assessed Value of Existing Properties and vacant land	#####	<u>345,610</u>	<u>1,845,610</u>	<u>845,610</u>	<u>345,610</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>	
Estimated Assessed Value Of Residential Product @ 6.25%	<u>0</u>	<u>149,622</u>	<u>149,622</u>	<u>1,724,780</u>	<u>3,300,356</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>6,131,509</u>	
Total Estimated Assessed Value Of Vacant Land & Resid.	#####	<u>495,232</u>	<u>1,995,232</u>	<u>2,570,390</u>	<u>3,645,966</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>5,635,578</u>	<u>6,131,509</u>	
TOE Mill Levy 2.301	795	<u>1,140</u>	<u>4,591</u>	<u>5,914</u>	<u>8,389</u>	<u>12,967</u>	<u>12,967</u>	<u>12,967</u>	<u>12,967</u>	<u>12,967</u>	<u>12,967</u>	<u>12,967</u>	<u>14,109</u>	
Year Assessed Valuation Certified	2024	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Year Taxes Received	2025	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039

SCHEDULE 2
CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
PROJECTED TOWN OF EAGLE 4.5% SALES AND USE TAXES
FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
2025\$ (Uninflated)

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	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
Projected Cumulative Households Completed (Occupied 1 year after completion)	<u>0</u>	<u>0</u>	<u>0</u>	<u>30</u>	<u>58</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>
Projected Households:													
Assumed Average Number of Residents per Household	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	
Assumed Number of Residents	<u>0</u>	<u>0</u>	<u>0</u>	<u>60</u>	<u>116</u>	<u>202</u>	<u>202</u>	<u>202</u>	<u>202</u>	<u>202</u>	<u>202</u>	<u>202</u>	<u>202</u>
Allocation of Types of Households:													
Assumed Percentage of Households Occupied for Full Year	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	<u>93.00%</u>	
Assumed Percentage of Households Occupied for Half Year	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</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>	<u>0.00%</u>	<u>0.00%</u>	
Assumed Number of Households Occupied for Full Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>28</u>	<u>54</u>	<u>94</u>	<u>94</u>	<u>94</u>	<u>94</u>	<u>94</u>	<u>94</u>	<u>94</u>	<u>94</u>
Assumed Number of Households Occupied for Half Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</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>	<u>0</u>	<u>0</u>
Assumed Total Number of Households	<u>0</u>	<u>0</u>	<u>0</u>	<u>30</u>	<u>58</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>
Assumed Total Number of Full Year Equiv. Households	<u>0</u>	<u>0</u>	<u>0</u>	<u>30</u>	<u>58</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>
Projected Town of Eagle 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)	40,217	40,217	40,217	40,217	40,217	40,217	40,217	40,217	40,217	40,217	40,217	40,217	
Assumed Annual Taxable Sales for Households Occupied for Half Year	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	
Assumed Annual Taxable Sales for Households Occupied for One Year	3,351	3,351	3,351	3,351	3,351	3,351	3,351	3,351	3,351	3,351	3,351	3,351	
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	0	1,122,054	2,169,305	3,777,583	3,777,583	3,777,583	3,777,583	3,777,583	3,777,583	3,777,583	29,734,439
Projected Annual Taxable Sales for Households Occupied for Half Year	0	0	0	42,228	81,641	142,167	142,167	142,167	142,167	142,167	142,167	142,167	1,119,038
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>	<u>0</u>	<u>0</u>
Projected Annual Sales from All Households - (Groceries/Utilities/Other)	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,164,282</u>	<u>2,250,945</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>3,919,750</u>	<u>30,853,477</u>
Projected 4.5% Town of Eagle Sales Tax Revenues from Groceries/Utilities/Other:													
Projected 4.5% Sales Tax Revenues for Households Occupied for Full Year	0	0	0	50,492	97,619	169,991	169,991	169,991	169,991	169,991	169,991	169,991	1,338,050
Projected 4.5% Sales Tax Revenues for Households Occupied for Half Year	0	0	0	1,900	3,674	6,398	6,398	6,398	6,398	6,398	6,398	6,398	50,357
Projected 4.5% 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>	<u>0</u>	<u>0</u>
Projected 4.5% Sales Tax Revenues from Groc./Util./Other - All Residents	<u>0</u>	<u>0</u>	<u>0</u>	<u>52,393</u>	<u>101,293</u>	<u>176,389</u>	<u>176,389</u>	<u>176,389</u>	<u>176,389</u>	<u>176,389</u>	<u>176,389</u>	<u>176,389</u>	<u>1,388,406</u>
Projected 4.0% Sales Tax Revenues from Capitol Flats to General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>46,571</u>	<u>90,038</u>	<u>156,790</u>	<u>156,790</u>	<u>156,790</u>	<u>156,790</u>	<u>156,790</u>	<u>156,790</u>	<u>156,790</u>	<u>1,234,139</u>
Projected .5% Sales Tax Revenues from Capitol Flats to Sales Tax Capital Imp. Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,821</u>	<u>11,255</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>19,599</u>	<u>154,267</u>
Projected 4% Town of Eagle Use Tax Revenues from Construction Materials:													
Projected Building Permit Value @ \$869,062 Average Bldg. Permit	<u>0</u>	<u>26,071,860</u>	<u>24,333,736</u>	<u>37,369,666</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>87,775,262</u>
Assumed Cost of Construction Materials @ 50% of Bldg. Permit Value	<u>0</u>	<u>13,035,930</u>	<u>12,166,868</u>	<u>18,684,833</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>43,887,631</u>
Projected 4% Use Tax Construction Materials - Residential	<u>0</u>	<u>521,437</u>	<u>486,675</u>	<u>747,393</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>1,755,505</u>
Projected 4% Use Tax Revenues from Construction Materials	<u>0</u>	<u>521,437</u>	<u>486,675</u>	<u>747,393</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>1,755,505</u>

Note 1: The \$40,217 per household expenditure was estimated as follows: \$185,000,000 budgeted year 2025 taxable sales divided by 2,300 current Town of Eagle households = \$80,435 per household divided by two = \$40,217 sales taxable expenditures per household.

SCHEDULE 3

**CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
PROJECTED WATER AND SEWER TAP FEE AND USER FEE REVENUES
PROJECTED STREET IMPROVEMENT FEE REVENUES
PROJECTED FIRE IMPACT FEES
FOR THE YEARS ENDING DECEMBER 31, 2025 THROUGH 2036
2025\$ (NO INFLATION) BASED ON 2025 MILL LEVIES PER EC ABSTRACT**

*Working Draft, Subject To Change
30-Dec-25*

	<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>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>TOTALS</u>
Projected incremental Number of Homes Online for Water and Sewer	0	0	30	28	43	0	0	0	0	0	0	0	101
Projected Number Commercial SFE's (6,000 -8,000SF = 1 EQR)	0	0	0	0	0	0	0	0	0	0	0	0	0
Projec. Number of Incremental Homes/Comm EQR's on Line for Full Year	0	0	30	28	43	0	0	0	0	0	0	0	101
Projected Number of Cumulative Residential/Commercial EQR's	0	0	30	58	101	101	101	101	101	101	101	101	101
Projected Water Plant Investment Fee Revenues:													
Assumed Average Rate per EQR per Town of Eagle	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	
Total Projected Water Plant Investment Fee Revenues	0	0	448,109	418,235	642,289	0	0	0	0	0	0	0	1,508,632
Projected Sewer Plant Investment Fee Revenues:													
Assumed Average Rate per EQR of Eagle (0% annual increases)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Total Projected Plant Investment Fee Revenues	0	0	300,000	280,000	430,000	0	0	0	0	0	0	0	1,010,000
Projected Water User Fee Revenues:													
Assumed Average Annual Rate per EQR (42.14/month Base Rate)	505.68	505.68	505.68	505.68	505.68	505.68	505.68	505.68	505.68	505.68	505.68	505.68	
Additional Usage Fee per 0 - 6,000 gallons (3% increases)	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	
Additional Annual Usage Fee Revenues at average 3,000 gallons used per EQR	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	
Assumed Average Annual Surcharge per EQR (\$8.15/Month Average Usage)	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	
Total Projected Water User Fee Revenues	0	0	22,089	42,706	74,367	74,367	74,367	74,367	74,367	74,367	74,367	74,367	659,734
Projected Sewer User Fee Revenues:													
Assumed Average Annual Rate per EQR (0% increas \$69.51)	834	834	834	834	834	834	834	834	834	834	834	834	
Total Projected Sewer User Fee Revenues	0	0	0	25,024	48,379	84,246	84,246	84,246	84,246	84,246	84,246	84,246	663,125
Projected Street Improvement Fee Revenues:													
Assumed Average Rate per DU - Mult Family Residential	646	646	646	646	646	646	646	646	646	646	646	646	
Assumed Street Impact Fee Revenues - Mult Family Residential	0	0	19,380	18,088	27,778	0	0	0	0	0	0	0	65,246
Projected Street Impact Fees	0	0	19,380	18,088	27,778	0	0	0	0	0	0	0	65,246
Projected Public Safety Impact Fee Revenues:													
Assumed Average Rate per DU	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	
Assumed Street Impact Fee Revenues - Single Family Residential	0	0	49,162	45,885	70,466	0	0	0	0	0	0	0	165,513
Projected Fire Impact Fee Revenues:													
Assumed Average Rate per DU - Residential	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	
Projected Fire Impact Fee Revenues	0	0	45,840	42,784	65,704	0	0	0	0	0	0	0	154,328