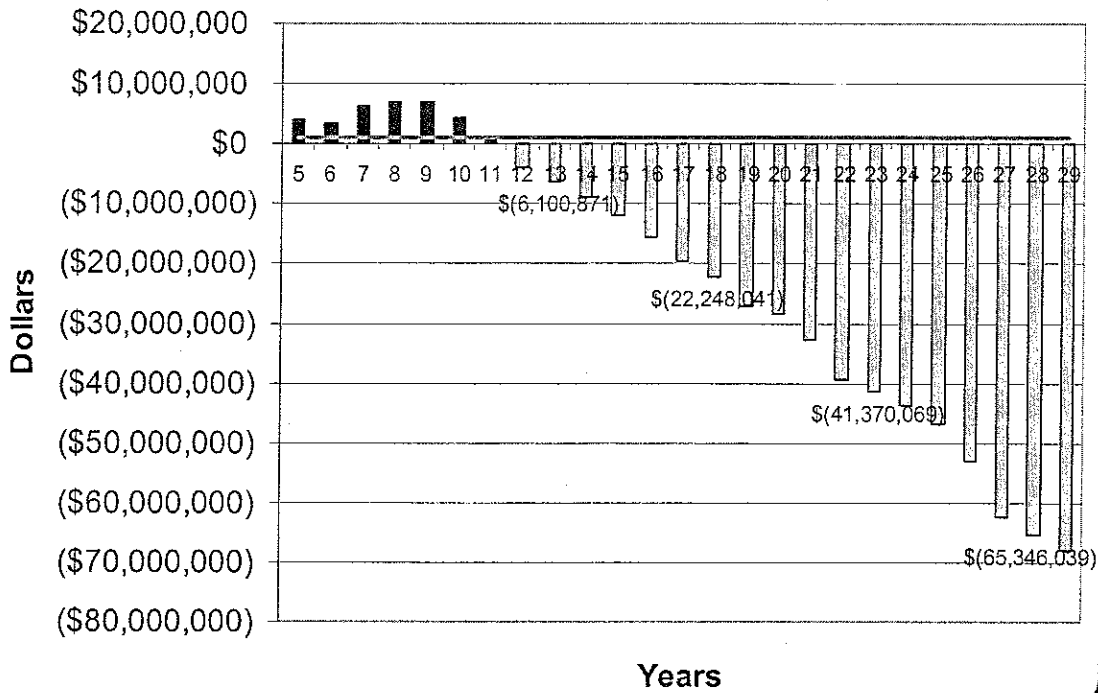


9/30/09

Financial Outlook

Incremental Revenues and Expenses 2009	Anticipated Revenues & Expenses
Revenues	
Property tax increase 7%	\$ 756,000
Specific ownership tax decrease 8%	(100,000)
Sales tax decrease 10%	(560,000)
Building use tax decrease 25%	(270,000)
Federal mineral lease	(50,000)
Federal Forest Service Reciepts	(95,000)
State	-
Fees Planning fee decrease 60%	(140,000)
Fees Clerk fee decrease 30%	(190,000)
Interest Revenue (47% decrease in rate)	(1,000,000)
Total	(1,649,000)
Expenses	
Compensation increase 2%	349,200
Health insurance increase 10%	260,000
Road and Bridge Overlay 46% increase. Funding through 2019	520,000
Road and Bridge Chip and Seal 39% increase. Funding through 2019	285,000
Road and Bridge Equipment Costs & Diesel	345,000
Road and Bridge Bridge funding through 2019	140,000
Road and Bridge Dust Abatement 32% increase in 08	130,000
Motorpool fee increase due to fuel (32% so far in 08) and vehicle cost increases	253,000
Total	2,282,200
Revenues over (under) expenditures	\$ (3,931,200)

Road and Bridge Reserves



Assumptions

Asphalt	Ton	\$	120
Chip and Seal	Mile	\$	46,000
Bridges	Square Foot	\$	313
Diesal	Gallon	\$	3.73
Gasoline	Gallon	\$	3.60
General Fund Reallocation of Sales Tax		\$	1,100,000

The Fix

	\$	1,420,000
2013		904,800
2018		499,900
2023		492,600
2028		
	<u>\$</u>	<u>3,317,300</u>

Total

Road Financing Options

General Obligation Bonds

One ballot issue for the approval of the property tax increase and issuing the debt.

Lowest interest rate.

Sales Tax Revenue Bond

One ballot issue to approve the sales tax increase and another to approve the debt.

Coverage is required at approximately 125% to 150% of the debt service payment.

Higher interest rate, approximately .15% or \$1,500 per million of principal more than a general obligation bond. For a \$30 million issue the total interest cost would be \$.9 million for a twenty year obligation.

Property Tax or Sales Tax / Lease Purchase

One ballot issue to increase the property tax or sales tax.

Lease purchase requires collateral in the form of land or buildings, roads will not qualify.

Land and Buildings Available (An appraisal would need to be completed)

Detention Center	\$ 7 million?????
Downtown Campus	\$20 million ?????

May not have enough collateral? Depends on appraisal.

Higher interest rate, approximately .2% or \$2,000 per million of principal more than a general obligation bond. For a \$30 million issue the total interest cost would be \$1.2 million for a twenty year obligation.

Sales Tax Debt Issue

Principal Balance	\$ 30,000,000
Term Years	20
Rate	4.60%
Debt Service Cost Per \$ Million	\$ 90,000
Annual Total Debt Service	\$ 2,700,000
Sales tax coverage @ 125%	\$ 675,000
Total Annual Sales Tax Needed	<u>\$ 3,375,000</u>
Total Interest cost	<u>\$ 24,000,000</u>

Property Tax

Road & Bridge Capital Property Tax GO Bond

Budget	Road & Bridge Capital
Capital cost	\$ 30,000,000
Reserves	-
Remaining capital cost	<u>\$ 30,000,000</u>
Annual Property Tax	
Annual Debt Service	\$ 2,700,000
Distribution to Towns	1,256,000
Property tax increase	<u>\$ 3,956,000</u>

Distribution to Towns *	Detail
Hayden	\$ 44,300
Oak Creek	17,200
Yampa	8,600
Steamboat	1,185,900
Total	<u>\$ 1,256,000</u>

Property Tax Impact

Mill Levy 0.003568

Market Value	New		Old		Change	
	Residential	Business	Residential	Business	Residential	Business
\$100,000	\$ 28	\$ 103	\$ 22	\$ 81	\$ 6	\$ 22
\$500,000	\$ 142	\$ 517	\$ 111	\$ 403	\$ 31	\$ 114
\$1,000,000	\$ 284	\$ 1,035	\$ 221	\$ 806	\$ 63	\$ 229

* Distribution to Towns -- the distribution is fifty percent (50%) of the assessed valuation of the city or town multiplied by the County Road and Bridge mill levy.

Road & Bridge Capital Property Tax 6 Year Project

Budget	Road & Bridge Capital
Capital cost	\$ 30,000,000
Reserves	-
Remaining capital cost	<u>\$ 30,000,000</u>

Annual Property Tax

Annual Construction Funding	\$ 5,000,000
Distribution to Towns	2,325,700
Property tax increase	<u>\$ 7,325,700</u>

Distribution to Towns *

Detail

Hayden	\$ 82,000
Oak Creek	31,800
Yampa	15,900
Steamboat	2,196,000
Total	<u>\$ 2,325,700</u>

Property Tax Impact

Mill Levy 0.006607

Market Value	New		Old		Change	
	Residential	Business	Residential	Business	Residential	Business
\$100,000	\$ 53	\$ 192	\$ 22	\$ 81	\$ 31	\$ 111
\$500,000	\$ 263	\$ 958	\$ 111	\$ 403	\$ 152	\$ 555
\$1,000,000	\$ 526	\$ 1,916	\$ 221	\$ 806	\$ 305	\$ 1,110

* Distribution to Towns – the distribution is fifty percent (50%) of the assessed valuation of the city or town multiplied by the County Road and Bridge mill levy.