

EAGLES NEST METROPOLITAN DISTRICT  
 August 31, 2009  
 Vince Lanuza-Treasurer

- I. Background (see attached **History**)
- II. Current Board of Directors
  - Vince Lanuza
  - George Resseguie
  - Keith Schaefer
  - Loren”Stinky” Steinbrink
  - John Taylor
- III. Current Auditors: Monahan, Lampman & Hays. P.C.
- IV. Outstanding Bonds (see attached **Exhibit**)
- V. Mill Levy:
  - 39 in Year 2000
  - 20 in Year 2001
  - 17 in Years 2002 to 2006
  - 15.03 In Year 2007 for taxes payable in 2008
  - Current Mill Levy-15.03
- VI. Source of Revenue to pay Interest and Principal on Bonds (based on 2009 estimates which are subject to change):

	<u>2009-Estimated</u>	<u>Percentage</u>
• Property Taxes	\$807,858	83.69%
• Development Fees*	\$ 70,000	7.25%
• Specific Ownership Tax	\$ 52,511	5.44%
• Net Investment Income	<u>\$ 35,000</u>	<u>3.62%</u>
Estimated Total	<u>\$965,369</u>	<u>100.00%</u>

\*Development Fee of \$7,000 per unit (scheduled to increase to \$7,500 in 2011). The Town of Silverthorne as a prerequisite to the issuance of a building permit requires certification by the ENMD that the fee has been paid.

- VII. Financial Status of ENMD as of December 31, 2007:
  - a. Cash in Banks \$1,069,434.16
  - b. Outstanding Bonds (Principal Only) \$7,430,000.00
  - Deficit (\$6,360,565.84)

## EAGLES NEST METROPOLITAN DISTRICT

August 31, 2009

Vince Lanuza-Treasurer

### VIII. Ways to Reduce Mill Levy:

- Increase in assessed valuation of real property.
  - The assessed value of real property in the ENMD increased from \$39,765,390 in 2006 to \$51,108,850 in 2007, an increase of \$11,343,460. The ENMD board of directors held a special meeting to discuss whether this increased valuation warranted a decrease in the current ENMD mill levy. The directors agreed to reduce the mill levy to 15.030 effective for the 2007 property tax assessments payable in 2008. Even with the reduction in the mill levy, property tax revenue would be increased by \$89,000 which the directors agreed should be set aside as a reserve for future bond payments.
  - On August 29, 2009 the ENMD received a CERTIFICATION OF 2009 ASSESSED AND ACTUAL VALUATIONS showing an increase in assessed valuation of \$11,370,750.00. However, many property owners have challenged their assessed valuation. The ENMD board of directors will have a special meeting to discuss what effect, if any, this might have on the 15.03 mill levy.
  - New Development in ENMD that increases assessed valuation (increased valuation may not result immediately because of the interplay between switching undeveloped property (assessed at 29%) and residential property (assessed at under 8%). During recent years new development has slowed significantly.
  - Increase in development of residential units with a \$7,000 development fee per unit. As noted above, new development has slowed significantly.

IX. The ENMD Board has been and will continue to explore the possibility of paying down or refinancing of some bonds. On May 29, 2009 the ENMD issued its Series 2009 Refunding Bonds for the purposed of refinancing District bonded debt at a lower interest rate.