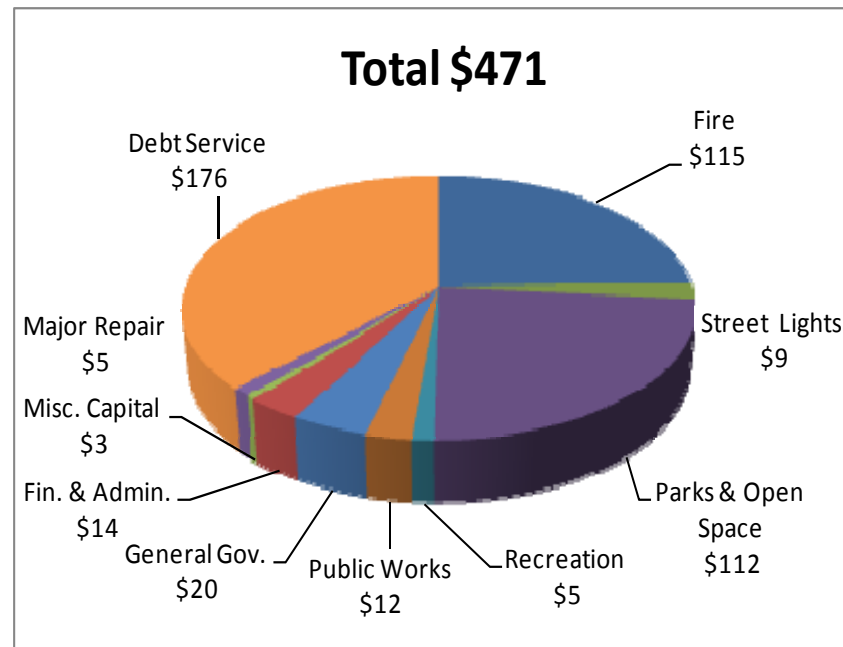


Highlands Ranch Property Tax Example

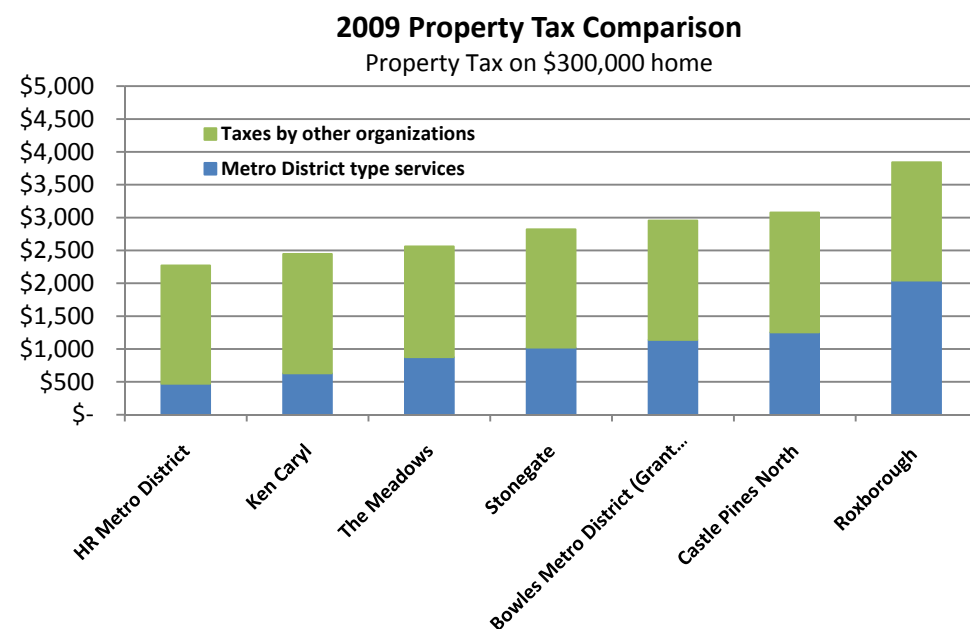
Property is reassessed effective January 1 of each odd numbered year. Therefore, 2009 was a reassessment year for collection in 2010. The residential assessment ratio established by the state to be used by county assessors statewide, has remained at 7.96 percent of market value for the 2008-2009 assessments, unchanged from prior periods.

	Assessors		Statewide		Assessed	Metro District	
	Market Value	*	Assessment Rate	=	Value	* Mill Levy	/1,000= Taxes
Collection Year - 2010	\$300,000		7.96%		\$23,880	19.713	\$471

How are my tax dollars spent?



How does Highlands Ranch compare to neighboring communities?

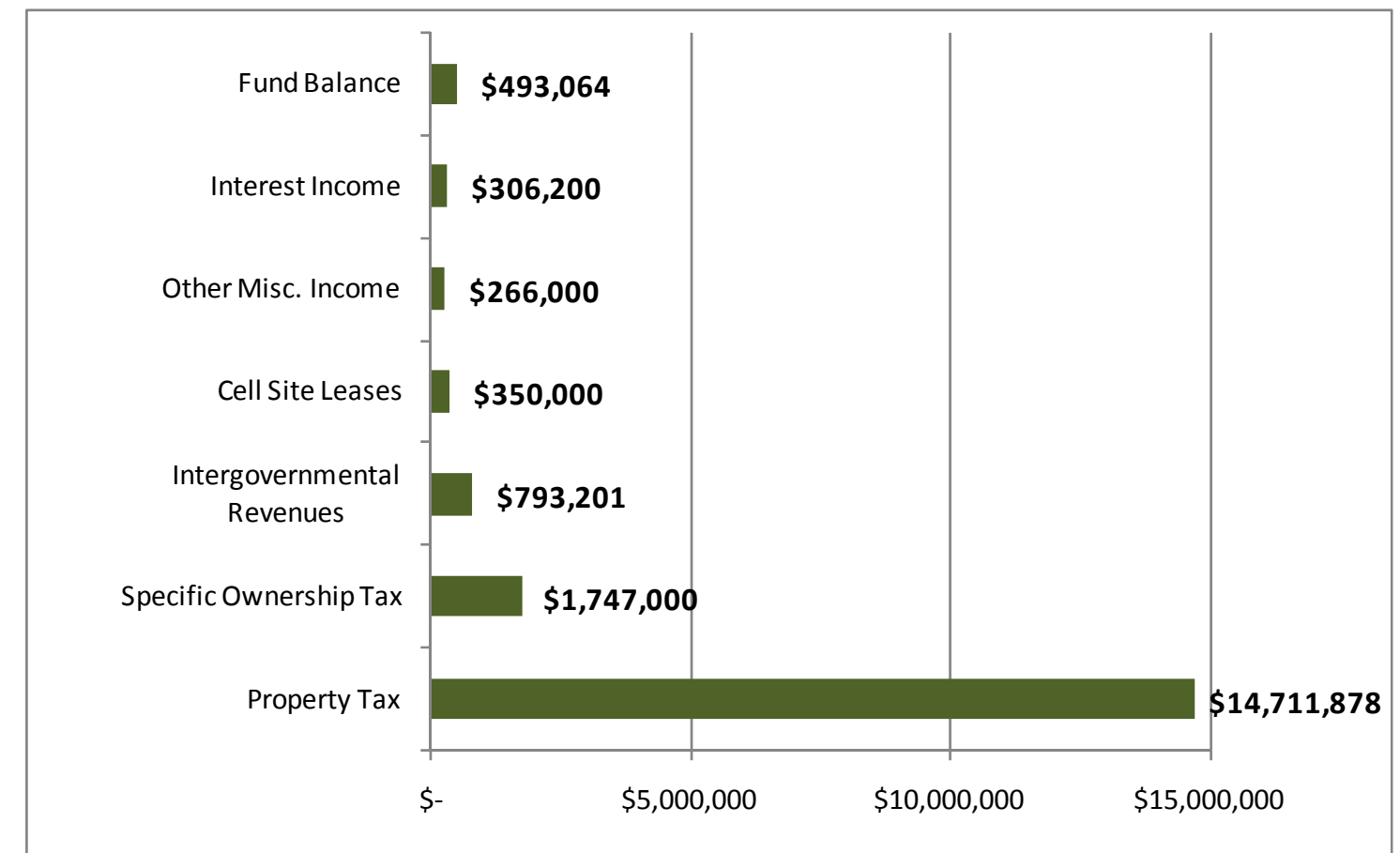


The Highlands Ranch Metro District strives to provide high quality services in a cost-effective manner.

The 2010 Metro District proposed budget:

- Remains balanced
- Retains the strategy to repay our debt early
- Increases only 2.78 percent for the overall operating budget
- Enhances fire and emergency services by adding and staffing an ambulance
- Maintains current level of services
- Continues to transfer funds to the Major Repair Fund to fix mature and aging infrastructure
- Funds additional required expenses for the May 2010 board of directors election
- Is based on a property tax rate for collection in 2010 that will be 19.713, down from 19.750 in 2009

2010 Funding Sources for General Fund



Budget Process



2009 Highlands Ranch Citizen Survey Results

Respondents highly rated the overall quality of the Metro District’s services, with 87 percent providing a rating of excellent or good.

Among the many areas surveyed, residents responded positively to renovation of the Mansion (83 percent), a new regional park (79 percent), addition of a splash park (72 percent); and addition of disc golf (62 percent).

Sixty-two percent of survey respondents indicated they would support a tax increase of \$5 per \$100,000 of home value to improve fire and emergency service response time. The 2010 budget is able to fund and staff an additional ambulance **without** a tax rate increase.

Budget for General Fund

	2008 Actual	2009 Budget	2010 Budget	%Change 09 vs. 2010
Operating Budget	16,531,779	17,536,895	17,754,382	0.91%
Operating Transfers				
Recreation/Park Services Spec. Rev. Fund	264,929	316,798	347,059	1.47%
Major Repair Fund	581,442	650,000	650,000	0.00%
Gross Budget	17,378,150	18,503,693	18,751,441	0.88%
Less Offsetting Revenues	(1,179,192)	(1,690,623)	(1,405,901)	-16.65%
Net Budget	16,198,958	16,813,071	17,258,142	2.65%

2010 Budget Increases

- Fire and emergency services: Increase service level with the addition of another ambulance
- Wage and benefit increases consistent with market survey results and our compensation plan
- Increase in recreation programs offset by revenues from user fees

2010 Capital Projects

Traffic signals – contingent upon further study

- Fairview Pkwy. & Grace Blvd.
- Wagon Box / Valleybrook / McArthur Ranch Rd.

Parks & Trails

- Fly’n B Park
- East Fork of Big Dry Creek Trail connecting Rock Canyon High School/ Rocky Heights Middle School/East West Regional Trail
- Design for Mansion renovation and portions of the future historic park (contingent upon reaching an agreement with Shea Homes)

Channel Stabilization

- Marcy Gulch – Foothills Park to Broadway
- Marcy Gulch – Mountain Vista High School to Wildcat Reserve Pkwy.

2010 Conservation Trust Fund (Colorado Lottery proceeds for parks and open space)

- Restrooms at elementary schools
- Dog park improvements
- Spray ground / Splash pad
- Timberline Park shelter & restroom
- Disc golf course
- Art in Parks program
- Spring Gulch Pond fishing access and improvements
- Civic Green Park Overlook Pool renovations
- Redstone Park electronic message center

2010 Major Repair Fund

- Continuation of the fence replacement program along Highlands Ranch Pkwy.
- Conversion of narrow landscape areas adjacent to areas where fence is being replaced