

McLean Zone 3 Fiscal Impact Analysis Final - 2020 (25)		
<b>57 Non-age Restricted, 93 Age Restricted</b>		
<b>REVENUES</b>		
<b>Annual General Fund Revenue</b>		
<i>Real estate taxes</i>		<b>\$1,096,980</b>
# of units	150	
average assessed value/unit	\$626,667	
110 apartments @ value/unit	\$400,000	
40 townhomes @ value/unit	\$1,250,000	
total assessed value	\$94,000,000	
tax rate per \$1,000	\$11.67	
<i>CPA surcharge tax</i>		<b>\$13,829</b>
assessed value/unit	\$626,667	
exemption per unit	\$100,000	
surcharge rate per \$1,000	1.5%	
surcharge per unit	\$92.19	
<i>Personal property taxes</i>		
<i>Excise taxes</i>		<b>\$45,938</b>
# of cars per unit	1.75	
total # of cars	262.5	
average excise tax bill per car	\$175	
<i>Ambulance receipts</i>		<b>\$4,782</b>
# of calls	11.55	
(net) average reimbursement per call	\$414	
<b>Total - Annual General Fund Revenue</b>		<b>\$1,161,528</b>
<b>Nonrecurring General Fund revenue</b>		
<i>Construction Permit Fees</i>		<b>\$742,500</b>
estimated construction cost	\$49,500,000	
rate per \$1,000 value	\$15.00	
<i>Infiltration &amp; Inflow</i>	\$2,079.00	
		<b>\$311,850</b>
<b>Total - Nonrecurring General Fund Revenue</b>		<b>\$1,054,350</b>
<b>EXPENDITURES</b>		
<b>Annual Departmental Costs</b>		
<i>Police</i>		<b>\$1,037</b>
number of calls	71	
average cost per call	\$14.71	
<i>Senior Costs</i>		<b>\$3,819</b>
total number of seniors	67	
cost for service	\$57	
<i>Education Costs</i>		<b>\$354,499</b>
total number of school children	23	
incremental cost per student	\$15,413	
<b>Total - Expenditures</b>		<b>\$359,355</b>
<b>Recurring Positive Net Fiscal Impact (FY20)</b>		<b>\$802,173</b>
<b>One time construction permit fees</b>		<b>\$1,054,350</b>
<b>Plus:</b>		
-Construction Jobs		
-Increase in personal spending in local economy		
-Services - private trash removal, road maintenance, landscaping, snow plowing		

McLean Zone 3 Fiscal Impact Analysis Final - 2030		
<b>57 Non-age Restricted, 93 Age Restricted</b>		
<b>REVENUES</b>		
<b>Annual General Fund Revenue</b>		
<i>Real estate taxes</i>		<b>\$1,096,980</b>
# of units	150	
average assessed value/unit	\$626,667	
110 apartments @ value/unit	\$400,000	
40 townhomes @ value/unit	\$1,250,000	
total assessed value	\$94,000,000	
tax rate per \$1,000	\$11.67	
<i>CPA surcharge tax</i>		<b>\$13,829</b>
assessed value/unit	\$626,667	
exemption per unit	\$100,000	
surcharge rate per \$1,000	1.5%	
surcharge per unit	\$92.19	
<i>Personal property taxes</i>		
<i>Excise taxes</i>		<b>\$45,938</b>
# of cars per unit	1.75	
total # of cars	262.5	
average excise tax bill per car	\$175	
<i>Ambulance receipts</i>		<b>\$4,782</b>
# of calls	11.55	
(net) average reimbursement per call	\$414	
<b>Total - Annual General Fund Revenue</b>		<b>\$1,161,528</b>
<b>Nonrecurring General Fund revenue</b>		
<i>Construction Permit Fees</i>		<b>\$742,500</b>
estimated construction cost	\$49,500,000	
rate per \$1,000 value	\$15.00	
<i>Infiltration &amp; Inflow</i>	\$2,079.00	
		<b>\$311,850</b>
<b>Total - Nonrecurring General Fund Revenue</b>		<b>\$1,054,350</b>
<b>EXPENDITURES</b>		
<b>Annual Departmental Costs</b>		
<i>Police</i>		<b>\$1,037</b>
number of calls	71	
average cost per call	\$14.71	
<i>Senior Costs</i>		<b>\$3,819</b>
total number of seniors	67	
cost for service	\$57	
<i>Education Costs</i>		<b>\$585,694</b>
total number of school children	38	
incremental cost per student	\$15,413	
<b>Total - Expenditures</b>		<b>\$590,550</b>
<b>Recurring Positive Net Fiscal Impact (FY20)</b>		<b>\$570,978</b>
<b>One time construction permit fees</b>		<b>\$1,054,350</b>
<b>Plus:</b>		
-Construction Jobs		
-Increase in personal spending in local economy		
-Services - private trash removal, road maintenance, landscaping, snow plowing		

**McLean Development - Final Northland Proposal (3% Education Growth)**

<b>Annual Revenue Rate Increase = 2.5%</b>										
<b>Annual Cost Inflation Rate = 3.0%</b>										
<u>Year</u>	<u>RE Taxes</u>	<u>CPA Surcharge</u>	<u>Excise Tax</u>	<u>Ambulance</u>	<u>Total Revenue</u>	<u>Police</u>	<u>Seniors</u>	<u>Education</u>	<u>Total Costs</u>	<u>Net Impact</u>
FY20*	\$1,096,980	\$13,829	\$45,938	\$4,782	\$1,161,529	\$1,037	\$3,819	\$354,499	\$359,355	\$802,174
FY21	\$1,124,405	\$14,175	\$47,086	\$4,902	\$1,190,567	\$1,068	\$3,934	\$365,134	\$370,136	\$820,432
FY22	\$1,152,515	\$14,529	\$48,264	\$5,024	\$1,220,331	\$1,100	\$4,052	\$376,088	\$381,240	\$839,092
FY23	\$1,181,327	\$14,892	\$49,470	\$5,150	\$1,250,840	\$1,133	\$4,173	\$387,371	\$392,677	\$858,163
FY24	\$1,210,861	\$15,265	\$50,707	\$5,278	\$1,282,111	\$1,167	\$4,298	\$398,992	\$404,457	\$877,653
FY25	\$1,241,132	\$15,646	\$51,975	\$5,410	\$1,314,163	\$1,202	\$4,427	\$410,962	\$416,591	\$897,572
FY26	\$1,272,160	\$16,037	\$53,274	\$5,546	\$1,347,018	\$1,238	\$4,560	\$486,195	\$491,993	\$855,024
FY27	\$1,303,964	\$16,438	\$54,606	\$5,684	\$1,380,693	\$1,275	\$4,697	\$561,428	\$567,400	\$813,293
FY28	\$1,336,564	\$16,849	\$55,971	\$5,826	\$1,415,210	\$1,314	\$4,838	\$636,660	\$642,812	\$772,398
FY29	\$1,369,978	\$17,271	\$57,370	\$5,972	\$1,450,591	\$1,353	\$4,983	\$711,893	\$718,229	\$732,361
FY30	\$1,404,227	\$17,702	\$58,805	\$6,121	\$1,486,855	\$1,394	\$5,132	\$787,126	\$793,652	\$693,203
FY31	\$1,439,333	\$18,145	\$60,275	\$6,274	\$1,524,027	\$1,435	\$5,286	\$810,740	\$817,462	\$706,565
FY32	\$1,475,316	\$18,598	\$61,782	\$6,431	\$1,562,127	\$1,479	\$5,445	\$835,062	\$841,985	\$720,142
FY33	\$1,512,199	\$19,063	\$63,326	\$6,592	\$1,601,181	\$1,523	\$5,608	\$860,114	\$867,245	\$733,936
FY34	\$1,550,004	\$19,540	\$64,909	\$6,757	\$1,641,210	\$1,569	\$5,777	\$885,917	\$893,262	\$747,948
FY35	\$1,588,754	\$20,029	\$66,532	\$6,926	\$1,682,240	\$1,616	\$5,950	\$912,495	\$920,060	\$762,180
*See attached worksheet for supporting information										
FY 30 Education Cost reflects increase in enrollment in 2030										

**McLean Development - Final Northland Proposal (4% Education Growth)**

<b>Annual Revenue Rate Increase = 2.5%</b>										
<b>Annual Cost Inflation Rate = 3.0% (Ed 4%)</b>										
<u>Year</u>	<u>RE Taxes</u>	<u>CPA Surcharge</u>	<u>Excise Tax</u>	<u>Ambulance</u>	<u>Total Revenue</u>	<u>Police</u>	<u>Seniors</u>	<u>Education</u>	<u>Total Costs</u>	<u>Net Impact</u>
FY20*	\$1,096,980	\$13,829	\$45,938	\$4,782	\$1,161,529	\$1,037	\$3,819	\$354,499	\$359,355	\$802,174
FY21	\$1,124,405	\$14,175	\$47,086	\$4,902	\$1,190,567	\$1,068	\$3,934	\$368,679	\$373,681	\$816,887
FY22	\$1,152,515	\$14,529	\$48,264	\$5,024	\$1,220,331	\$1,100	\$4,052	\$383,426	\$388,578	\$831,754
FY23	\$1,181,327	\$14,892	\$49,470	\$5,150	\$1,250,840	\$1,133	\$4,173	\$398,763	\$404,069	\$846,770
FY24	\$1,210,861	\$15,265	\$50,707	\$5,278	\$1,282,111	\$1,167	\$4,298	\$414,714	\$420,179	\$861,932
FY25	\$1,241,132	\$15,646	\$51,975	\$5,410	\$1,314,163	\$1,202	\$4,427	\$431,302	\$436,932	\$877,232
FY26	\$1,272,160	\$16,037	\$53,274	\$5,546	\$1,347,018	\$1,238	\$4,560	\$518,436	\$524,234	\$822,783
FY27	\$1,303,964	\$16,438	\$54,606	\$5,684	\$1,380,693	\$1,275	\$4,697	\$605,569	\$611,542	\$769,151
FY28	\$1,336,564	\$16,849	\$55,971	\$5,826	\$1,415,210	\$1,314	\$4,838	\$692,703	\$698,854	\$716,356
FY29	\$1,369,978	\$17,271	\$57,370	\$5,972	\$1,450,591	\$1,353	\$4,983	\$779,836	\$786,172	\$664,418
FY30	\$1,404,227	\$17,702	\$58,805	\$6,121	\$1,486,855	\$1,394	\$5,132	\$866,970	\$873,496	\$613,359
FY31	\$1,439,333	\$18,145	\$60,275	\$6,274	\$1,524,027	\$1,435	\$5,286	\$901,649	\$908,371	\$615,656
FY32	\$1,475,316	\$18,598	\$61,782	\$6,431	\$1,562,127	\$1,479	\$5,445	\$937,715	\$944,638	\$617,489
FY33	\$1,512,199	\$19,063	\$63,326	\$6,592	\$1,601,181	\$1,523	\$5,608	\$975,223	\$982,355	\$618,826
FY34	\$1,550,004	\$19,540	\$64,909	\$6,757	\$1,641,210	\$1,569	\$5,777	\$1,014,232	\$1,021,577	\$619,633
FY35	\$1,588,754	\$20,029	\$66,532	\$6,926	\$1,682,240	\$1,616	\$5,950	\$1,054,802	\$1,062,367	\$619,873
*See attached worksheet for supporting information										
FY 30 Education Cost reflects increase in enrollment in 2030										

**BELMONT**

Population		26,123
Population 65+	13.30%	3,474
Medicare Transports out of total Belmont ambulance transports	50%	
65+ transports 1 year period		535
% of 65+ residents who used ambulance	15%	
Avg Medicare Collection per call	\$ 464.00	

<b>Assumptions</b>		
The same % of 65+ residents at the proposed development use ambulance	15%	
No assumptions made on school age children as their % is extremely low		
Medicare rate stays the same	\$ 464.00	
Consumable expenses per call	\$50	

<b>Scenario 3</b>		
65+ Residents by 2025	<b>75</b>	
65+ Residents by 2025 expected annual Transports/Revenue	11.55	\$ 5,358.69
65+ Residents by 2025 expected additional expenses		\$ (577.44)
Net revenue/expense per year		\$ 4,781.24
Net revenue/expense 5 years 2025-2030		\$ 23,906.21

65+ Residents by 2030	<b>75</b>	
65+ Residents by 2030 expected annual Transports/Revenue	11.55	\$ 5,358.69
65+ Residents by 2030 expected additional expenses		\$ (577.44)
Net revenue/expense		\$ 4,781.24
Net revenue/expense 5 years 2030-2035		\$ 23,906.21

**Scenario 3 Net revenue/expense 10 year period 2020-2030****\$ 47,812.42**

<b>Scenario 4</b>		
65+ Residents by 2025	<b>180</b>	
65+ Residents by 2025 expected annual Transports/Revenue	27.72	\$ 12,860.85
65+ Residents by 2025 expected additional expenses		\$ (1,385.87)
Net revenue/expense per year		\$ 11,474.98
Net revenue/expense 5 years 2025-2030		\$ 57,374.90

65+ Residents by 2030	<b>180</b>	
65+ Residents by 2030 expected annual Transports/Revenue	27.72	\$ 12,860.85
65+ Residents by 2030 expected additional expenses		\$ (1,385.87)
Net revenue/expense		\$ 11,474.98
Net revenue/expense 5 years 2030-2035		\$ 57,374.90

**Scenario 3 Net revenue/expense 10 year period 2020-2030****\$ 114,749.80**