

McLean Zone 3 Fiscal Impact Analysis Opt 1 - 2020 (25)			
<b>110 Non-age Restricted, 40 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	
	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>\$1,596</b>
	total number of seniors	28	
	cost for service	\$57	
<i>Education Costs</i>			<b>\$598,332</b>
	total number of school children	42	
	incremental cost per student	\$14,246	
<b>Total - Expenditures</b>			<b>\$600,965</b>
<b>Recurring Positive Net Fiscal Impact (FY20)</b>			<b>\$560,563</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			

<b>McLean Zone 3 Fiscal Impact Analysis Opt 1 - 2030</b>			
<b>110 Non-age Restricted, 40 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	
	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>\$1,596</b>
	total number of seniors	28	
	cost for service	\$57	
	<i>Education Costs</i>		<b>\$925,990</b>
	total number of school children	65	
	incremental cost per student	\$14,246	
	<b>Total - Expenditures</b>		<b>\$928,623</b>
	<b>Recurring Positive Net Fiscal Impact (FY20)</b>		<b>\$232,905</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		

<b>McLean Zone 3 Fiscal Impact Analysis Opt 3 - 2020 (25)</b>			
<b>50 Non-age Restricted, 93 Age Restricted</b>			
<b>REVENUES</b>			
<b>Annual General Fund Revenue</b>			
	<i>Real estate taxes</i>		<b>\$1,064,304</b>
	# of units	143	
	average assessed value/unit	\$637,762	
	103 apartments @ value/unit	\$400,000	
	40 townhomes @ value/unit	\$1,250,000	
	total assessed value	\$91,200,000	
	tax rate per \$1,000	\$11.67	
	<i>CPA surcharge tax</i>		<b>\$13,461</b>
	assessed value/unit	\$637,762	
	exemption per unit	\$100,000	
	surcharge rate per \$1,000	1.5%	
	surcharge per unit	\$94.14	
	<i>Personal property taxes</i>		
	<i>Excise taxes</i>		<b>\$43,794</b>
	# of cars per unit	1.75	
	total # of cars	250.25	
	average excise tax bill per car	\$175	
	<i>Ambulance receipts</i>		<b>\$5,266</b>
	# of calls	12.72	
	average reimbursement per call	\$414	
	<b>Total - Annual General Fund Revenue</b>		<b>\$1,126,825</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>\$297,297</b>
	<b>Total - Nonrecurring General Fund Revenue</b>		<b>\$1,039,797</b>
<b>EXPENDITURES</b>			
<b>Annual Departmental Costs</b>			
	<i>Police</i>		<b>\$989</b>
	number of calls	67	
	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>\$284,920</b>
	total number of school children	20	
	incremental cost per student	\$14,246	
	<b>Total - Expenditures</b>		<b>\$289,728</b>
	<b>Recurring Positive Net Fiscal Impact (FY20)</b>		<b>\$837,098</b>
	<b>One time construction permit fees</b>		<b>\$1,039,797</b>
	<b>Plus:</b>		
	-Construction Jobs		
	-Increase in personal spending in local economy		
	-Services - private trash removal, road maintenance, landscaping, snow plowing		

<b>McLean Zone 3 Fiscal Impact Analysis Opt 3 - 2030</b>			
<b>50 Non-age Restricted, 93 Age Restricted</b>			
<b>REVENUES</b>			
<b>Annual General Fund Revenue</b>			
	<i>Real estate taxes</i>		<b>\$1,064,304</b>
	# of units	143	
	average assessed value/unit	\$637,762	
	103 apartments @ value/unit	\$400,000	
	40 townhomes @ value/unit	\$1,250,000	
	total assessed value	\$91,200,000	
	tax rate per \$1,000	\$11.67	
	<i>CPA surcharge tax</i>		<b>\$13,461</b>
	assessed value/unit	\$637,762	
	exemption per unit	\$100,000	
	surcharge rate per \$1,000	1.5%	
	surcharge per unit	\$94.14	
	<i>Personal property taxes</i>		
	<i>Excise taxes</i>		<b>\$43,794</b>
	# of cars per unit	1.75	
	total # of cars	250.25	
	average excise tax bill per car	\$175	
	<i>Ambulance receipts</i>		<b>\$5,266</b>
	# of calls	12.72	
	average reimbursement per call	\$414	
	<b>Total - Annual General Fund Revenue</b>		<b>\$1,126,825</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>\$297,297</b>
	<b>Total - Nonrecurring General Fund Revenue</b>		<b>\$1,039,797</b>
<b>EXPENDITURES</b>			
<b>Annual Departmental Costs</b>			
	<i>Police</i>		<b>\$989</b>
	number of calls	67	
	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>\$484,364</b>
	total number of school children	34	
	incremental cost per student	\$14,246	
	<b>Total - Expenditures</b>		<b>\$489,172</b>
	<b>Recurring Positive Net Fiscal Impact (FY20)</b>		<b>\$637,654</b>
	<b>One time construction permit fees</b>		<b>\$1,039,797</b>
	<b>Plus:</b>		
	-Construction Jobs		
	-Increase in personal spending in local economy		
	-Services - private trash removal, road maintenance, landscaping, snow plowing		

**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**