



July 23, 2021

Monroe County  
100 West Kirkwood Avenue  
Bloomington, IN 47404

Baker Tilly Municipal Advisors, LLC  
8365 Keystone Crossing, Ste 300  
Indianapolis, IN 46240  
United States of America

T: +1 (317) 465 1500  
F: +1 (317) 465 1550  
bakertilly.com

Re: Fiscal Impact of Annexation

Dear County Council and Board of Commissioners:

In connection with the analysis of the fiscal impact of the City of Bloomington's proposed annexation, we have, at your request, prepared this special purpose report. This special purpose report includes the following schedules:

Page(s)

2 - 3	Bloomington Annexation – Estimated Tax Impact
4 - 6	Sample Tax Bill – User Guide
7	FAQ Regarding Property Tax Impacts from Annexation
8 - 11	Estimated Revenue Impact to Overlapping Taxing Units
12	Summary of Estimated Revenue Impact
13	Estimated Revenue Impact – City of Bloomington
14	Revenues Over Maximum Costs – City of Bloomington

In the preparation of these schedules, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected, and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon, nor do we have a responsibility to prepare subsequent reports.

*Baker Tilly Municipal Advisors, LLC*

**MONROE COUNTY, INDIANA**

**BLOOMINGTON ANNEXATION - ESTIMATED TAX IMPACT**

**Inputs from 2021 Property Tax Bill**

**Step 1: Locate your tax bill at** <https://lowtaxinfo.com/monroecounty/>

**Step 2: Select Taxing District (1)**  ← click in box for drop-down menu

**Step 3: Fill in the following values from "Table 1: Summary of Your Taxes":**

	1a.	1b.	1c.
2020 Pay 2021	<input type="text" value="\$171,800"/>	<input type="text" value="\$0"/>	<input type="text" value="\$1,500"/>
		4c.	
2020 Pay 2021		<input type="text" value="\$0.00"/>	← enter as negative

**Step 4: Fill in the following values from "Table 5: Deductions Applicable To This Property":**

	Mortgage	Standard Hmst	Supplemental HSC
2021	<input type="text" value="\$3,000"/>	<input type="text" value="\$45,000"/>	<input type="text" value="\$44,380"/>
	Vet Partial/Total Disability	Over 65	Disabled/Blind
2021	<input type="text" value="\$24,960"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>

**Estimated Tax Impact from Annexation (2)**

<b>Dollar Increase</b>	<b>Percentage Increase</b>
<input type="text" value="\$423.86"/>	<input type="text" value="49.74%"/>

Please note that if you are a property owner in Benton, Bloomington or Salt Creek Townships, and you qualify for the over 65 circuit breaker credit, your tax impact above could be understated, but the tax impact will not exceed 2% of your 2021 property tax liability.

See below for detailed calculations.

To ensure accuracy of the data inputs above and the resulting tax impact, check the current property tax bill highlighted below to make sure it is within +/- \$0.02 of your actual total property tax liability on Line 5 of Table 1 of your 2021 tax bill. If it is not within the margin of error, please double-check your inputs.

**MONROE COUNTY, INDIANA**

**BLOOMINGTON ANNEXATION - ESTIMATED TAX IMPACT**

<b>Current (Pre-Annexation) Property Taxes (2)</b>				
	1a.	1b.	1c.	Total
Gross assessed value	\$171,800	\$0	\$1,500	\$173,300
Less: deductions	(117,340)	-	-	(117,340)
Net assessed value	54,460	-	1,500	55,960
2021 tax rate (per \$100 of A.V.)	1.5790	1.5790	1.5790	1.5790
Sub-totals	859.92	-	23.69	883.61
Less: homestead credit (3.7818%)	(31.38)			(31.38)
Less: tax cap savings	-	-	-	-
Less: over 65 circuit breaker credit				-
<b>Total Taxes Due</b>	<b>\$828.54</b>	<b>\$0.00</b>	<b>\$23.69</b>	<b>\$852.23</b>
2020 Pay 2021 Tax Cap %	1.0%	2.0%	3.0%	Referendum Cap Adjust.
2020 Pay 2021 Tax Cap \$	\$1,718.00	\$0.00	\$45.00	\$53.89

<b>Estimated (Post-Annexation) Property Taxes (2)</b>				
	1a.	1b.	1c.	Total
Gross assessed value	\$171,800	\$0	\$1,500	\$173,300
Less: deductions	(117,340)	-	-	(117,340)
Net assessed value	54,460	-	1,500	55,960
2021 tax rate (per \$100 of A.V.)	2.3662	2.3662	2.3662	2.3662
Sub-totals	1,288.63	-	35.49	1,324.13
Less: homestead credit (3.7818%)	(48.04)			(48.04)
Less: tax cap savings	-	-	-	-
Less: over 65 circuit breaker credit				-
<b>Total Taxes Due</b>	<b>\$1,240.59</b>	<b>\$0.00</b>	<b>\$35.49</b>	<b>\$1,276.09</b>
2020 Pay 2021 Tax Cap %	1.0%	2.0%	3.0%	Referendum Cap Adjust.
2020 Pay 2021 Tax Cap \$	\$1,718.00	\$0.00	\$45.00	\$53.89

**Notes and Disclaimers**

- (1) Found under the "Taxpayer and Property Information" section of your tax bill.
- (2) Based on 2021 tax rates.
- (3) Where applicable, includes the upward adjustment due to voter-approved projects and charges.

The tax impacts are based on 2021 tax rates. Many factors will change between now and the first time annexation area taxpayers pay taxes as part of the City, assuming a successful annexation. One such change will be the inclusion of unincorporated Benton Township in the Monroe Fire Protection District, which will increase the applicable tax rates. However, this change is not driven by the annexation.

**COUNTY: 53-Monroe**

PARCEL NUMBER [REDACTED]	DUPLICATE NUMBER [REDACTED]	TAX YEAR 2020 Payable 2021	<b>Late Payment Penalty:</b> 5% penalty after May 10, 2021, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 09, 2021
TAXING UNIT NAME Van Buren Township	LEGAL DESCRIPTION [REDACTED]		



<b>TOTAL AMOUNT DUE by May 10, 2021</b>	<b>\$0.00</b>
---	---------------

(812)349-2530  
 Pay Online at: [www.co.monroe.in.us](http://www.co.monroe.in.us) (877)690-3729 Code: 2410  
 Remit Payment and Make Check Payable to:  
 Monroe County Treasurer  
 PO Box 2028  
 Bloomington IN 47402-2028

Proceed to next page

0001161816 000000000000

Reprinted: 07/15/2021 09:40 AM LowTaxInfo.com

**COUNTY: 53-Monroe**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER [REDACTED]	DUPLICATE NUMBER [REDACTED]	TAX YEAR 2020 Payable 2021	<b>Late Payment Penalty:</b> 5% penalty after November 10, 2021, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2021
TAXING UNIT NAME Van Buren Township	LEGAL DESCRIPTION [REDACTED]		



<b>TOTAL AMOUNT DUE by November 10, 2021</b>	<b>\$464.00</b>
--	-----------------

(812)349-2530  
 Pay Online at: [www.co.monroe.in.us](http://www.co.monroe.in.us) (877)690-3729 Code: 2410  
 Remit Payment and Make Check Payable to:  
 Monroe County Treasurer  
 PO Box 2028  
 Bloomington IN 47402-2028

0001161816 000000046400

Reprinted: 07/15/2021 09:40 AM LowTaxInfo.com

**COUNTY: 53-Monroe**

**TAXPAYER'S COPY - KEEP FOR YOUR RECORDS**

PARCEL NUMBER [REDACTED]	DUPLICATE NUMBER [REDACTED]	TAX YEAR 2020 Payable 2021	DUE DATES
TAXING UNIT NAME Van Buren Township	LEGAL DESCRIPTION [REDACTED]		<b>SPRING - May 10, 2021 FALL - November 10, 2021</b>

**DATE OF STATEMENT: 07/15/2021**

**TOTAL DUE FOR 20 PAY 21: \$464.00**

PROPERTY ADDRESS [REDACTED]	
PROPERTY TYPE Real	TOWNSHIP: Van Buren Town
ACRES 0.0000	LIT 1% Rate 3.7818

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$426.12	\$426.12
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$37.88	\$37.88
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$464.00</b>	<b>\$464.00</b>
Payment Received	\$464.00	\$0.00
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$464.00</b>

Reprinted: 07/15/2021 09:40 AM LowTaxInfo.com

# SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov). Additional information for how to read your current tax bill can be located online at [www.in.gov/dlgf/8527.htm](http://www.in.gov/dlgf/8527.htm).

## TAXPAYER AND PROPERTY INFORMATION

**Step 2**

<u>Taxpayer Name</u> [REDACTED]	<u>Address</u> [REDACTED]	<u>Date of Notice</u> July 15, 2021	<u>Parcel Number</u> [REDACTED]	<u>Taxing District</u> 015 Van Buren Township
<u>Legal Description</u> [REDACTED]	<u>Billed Mortgage Company</u> [REDACTED]	<u>Duplicate Number</u> [REDACTED]	<u>Tax ID Number</u> [REDACTED]	<u>Property Type</u> Real



**Spring installment due on or before May 10, 2021 and Fall installment due on or before November 10, 2021.**

### TABLE 1: SUMMARY OF YOUR TAXES

**Step 3**

ASSESSED VALUE AND TAX SUMMARY	2019 Pay 2020	2020 Pay 2021
1a. Gross assessed value of homestead property	\$157,500	\$171,800
1b. Gross assessed value of other residential property and farmland	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$1,300	\$1,500
<b>2. Equals total gross assessed value of property</b>	<b>\$158,800</b>	<b>\$173,300</b>
2a. Minus deductions (see Table 5 below)	(\$112,335)	(\$117,340)
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$46,465</b>	<b>\$55,960</b>
3a. Multiplied by your local tax rate	1.4670	1.5790
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$681.65</b>	<b>\$883.62</b>
4a. Minus local property tax credits	(\$24.29)	(\$31.38)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$657.36</b>	<b>\$852.24</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) <sup>1</sup>	\$1,614.00	\$1,763.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$47.72	\$53.89
<b>Maximum tax that may be imposed under cap</b>	<b>\$1,661.72</b>	<b>\$1,816.89</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2020	TAX RATE 2021	TAX AMOUNT 2020	TAX AMOUNT 2021	TAX DIFFERENCE 2020-2021	PERCENT DIFFERENCE
COUNTY	0.4105	0.3986	\$190.74	\$223.06	\$32.32	16.94%
LIBRARY	0.0969	0.0920	\$45.03	\$51.48	\$6.45	14.32%
SCHOOL DISTR	0.6205	0.6142	\$288.31	\$343.71	\$55.40	19.22%
SPECIAL	0.0286	0.4167	\$13.29	\$233.19	\$219.90	1654.63%
TOWNSHIP	0.3105	0.0575	\$144.28	\$32.18	(\$112.10)	(77.70%)
<b>TOTAL</b>	<b>1.4670</b>	<b>1.5790</b>	<b>\$681.65</b>	<b>\$883.62</b>	<b>\$201.97</b>	<b>29.63%</b>

**Step 4**

### TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2020	2021	% Change
553-STORMWATER FEE	\$35.16	\$75.76	115.5%
TOTAL ADJUSTMENTS	\$35.16	\$75.76	115.5%

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>

TYPE OF DEDUCTION	2020	2021
Mortgage	\$3,000	\$3,000
Standard Hmst	\$45,000	\$45,000
Vet Partial Disa	\$24,960	\$24,960
Supplemental HSC	\$39,375	\$44,380
<b>TOTAL DEDUCTIONS</b>	<b>\$112,335</b>	<b>\$117,340</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Changes not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at [www.in.gov/dlgf/8789.htm](http://www.in.gov/dlgf/8789.htm).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

**NOTICE OF PROPERTY TAX ASSESSMENTS**

**Name and Address of Taxpayer** – The owner and mailing address of the owner of record as of the date of this notice.

**Date of Notice / Due Date** – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

**Property Number (State / Local)** – State mandated property number of the taxable real estate and the local parcel number, if applicable.

**Taxing District** – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

**TABLE 1: SUMMARY OF YOUR TAXES**

**Tax Summary** – The amounts involved with calculating your real estate property taxes.

**Taxes 2019 Pay 2021** – The summary of calculations based on tax rates for taxes payable last year.

**Taxes 2020 Pay 2021** – The summary of calculations based on this year’s tax rates.

**Tax Relief Credits** – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

**TABLE 2: PROPERTY TAX CAP INFORMATION**

**Property Tax Cap** – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and farm land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

**TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY**

**Taxing Authority** – The name of the unit levying the taxes.

**Tax Rate 2020** – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2020.

**Tax Rate 2021** – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

**Tax Amount 2020** – The amount of taxes for this property allocated to each taxing authority for 2020.

**Tax Amount 2021** – The amount of taxes for this property allocated to each taxing authority for the current year.

**Tax Difference 2020-2021** – The difference in dollars between current taxes and prior year taxes for each taxing authority.

**Percent Difference** – The percent change between last year’s tax amount and this year’s tax amount for each taxing authority.

**TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY**

**Levying Authority** – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

**Amount 2020** – The total amount of other charges added to your tax bill in 2020.

**Amount 2021** – The total amount of other charges added to your tax bill for the current year.

**TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY**

**Type of Deduction** – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (812) 349-2510 or [www.co.monroe.in.us](http://www.co.monroe.in.us).

Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2)
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

**Amount 2020** – The amount deducted from your bill in 2020 for each benefit.

**Amount 2021** – The amount deducted from your bill this year for each benefit.

**Homestead Credits**

Monroe County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or IC 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in box 4A on the Form TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (812)349-2502 or [www.co.monroe.in.us](http://www.co.monroe.in.us).

To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before

May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must:

- (1) immediately forward the notice to the county board; and
- (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (812)349-2502.

**Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2021, for mobile homes assessed under IC 6-1.1-7 and January 1, 2020, for real property).**

## MONROE COUNTY, INDIANA

### FAQ REGARDING PROPERTY TAX IMPACTS FROM ANNEXATION

**Q1.** When I utilize the property tax calculator on the County's website I get a different result from what is shown in the Fiscal Plan on the City's website. Why is that?

**A1.** There are numerous reasons why the results are different. Those reasons include:

- The tax impacts in the fiscal plan are based on 2019 assessments, which are outdated. Per Indiana Code, the parcel list should include "the most recent assessed value of the parcel". This can be difficult given the time involved in the preparation of a fiscal plan, particularly one this large, but for our purposes, we used the more current 2020 net assessed values for taxes payable in 2021.

- By using the 2020 Pay 2021 data, we are capturing changes in ownership, assessed values, tax rates and other factors.

- The tax impacts included in the Fiscal Plan factor in assessed value growth of 12% total over 4 years, whereas our calculations do not factor in growth. This growth is speculative and may or may not occur with or without annexation. In addition, the growth is applied improperly in the Fiscal Plan. If assuming growth, it should be applied to net assessed values with the applicable adjustments to deductions, but it appears to be incorrectly applied to gross assessed values, which creates inconsistencies in the net assessed value growth per parcel. We are only comparing the impact on current tax bills based on the tax bill today vs. the tax bill if it were in the incorporated City of Bloomington today.

- In addition, the breakdown between the tax bill increase due to assessed value growth and the increase due to annexation is not calculated properly in the Fiscal Plan. It assumes that 12% of the tax bill increase is due to 12% growth in assessed value. This is not correct, and it understates the tax bill increase due to AV growth and overstates the tax bill increase due to annexation.

**Q2.** Is it possible that my tax impact from annexation could be different by the time a successful annexation would become effective in 2024 for taxes payable in 2025?

**A2.** Yes, it is entirely possible and likely. Over the next 4 years, it is likely that assessments and tax rates will change, many of which may be out of the control of specific, individual taxing units. However, the estimated tax impacts calculated by the tool on the County's website are the best estimates based on the facts as known today.

**MONROE COUNTY, INDIANA**

**ESTIMATED REVENUE IMPACT TO OVERLAPPING TAXING UNITS  
BLOOMINGTON CITY ANNEXATION**

	Baker Tilly Restated		Reedy Financial Group (report dated 05/13/21)		Year 1 Variance	Year 2 Variance
	Year 1	Year 2	Year 1	Year 2		
<b>Monroe County</b>						
Circuit Breaker Tax Credits	\$ (284,613)	\$ (284,613)	\$ (269,089)	\$ (269,089)	\$ 15,524	\$ 15,524
Vehicle Excise, FIT, and CVET Taxes	(85,899)	(85,899)	(91,683)	(91,683)	(5,784)	(5,784)
Local Income Tax	-	(1,400,802)	-	(534,694)	-	866,108
Gasoline and Wheel Tax	(854,816)	(854,816)	(853,042)	(853,042)	1,774	1,774
Storm Water Fees (1)	(389,042)	(389,042)	(389,042)	(389,042)	-	-
TIF Revenue (1)	(304,699)	(304,699)	(304,699)	(304,699)	-	-
Totals	(1,919,069)	(3,319,871)	(1,907,555)	(2,442,249)	11,514	877,622
Assumed service level reduction (2)	582,345	582,345	582,345	582,345	-	-
Net revenue impact	<u>\$ (1,336,724)</u>	<u>\$ (2,737,526)</u>	<u>\$ (1,325,210)</u>	<u>\$ (1,859,904)</u>	<u>\$ 11,514</u>	<u>\$ 877,622</u>
<b>Ellettsville</b>						
Circuit Breaker Tax Credits	\$ (1,752)	\$ (1,752)	\$ -	\$ -	\$ 1,752	\$ 1,752
Riverboat, Alcohol, Cigarette Taxes	(294)	(294)	(294)	(294)	-	-
Vehicle Excise, FIT, and CVET Taxes	(5,339)	(5,339)	-	-	5,339	5,339
Local Income Tax	-	(80,317)	-	(29,705)	-	50,612
Fire Contract	-	-	(126,312)	(126,312)	(126,312)	(126,312)
Gasoline and Wheel Tax	(1,211)	(1,211)	(1,211)	(1,211)	-	-
Totals	(8,596)	(88,913)	(127,817)	(157,522)	(119,221)	(68,609)
Assumed service level reduction	-	-	126,312	126,312	126,312	126,312
Net revenue impact	<u>\$ (8,596)</u>	<u>\$ (88,913)</u>	<u>\$ (1,505)</u>	<u>\$ (31,210)</u>	<u>\$ 7,091</u>	<u>\$ 57,703</u>
<b>Stinesville</b>						
Circuit Breaker Tax Credits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Riverboat, Alcohol, Cigarette Taxes	(4)	(4)	(4)	(4)	-	-
Vehicle Excise, FIT, and CVET Taxes	(29)	(29)	-	-	29	29
Local Income Tax	-	(448)	-	(181)	-	267
Gasoline and Wheel Tax	(38)	(38)	(38)	(38)	-	-
Totals	(71)	(519)	(42)	(223)	29	296
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (71)</u>	<u>\$ (519)</u>	<u>\$ (42)</u>	<u>\$ (223)</u>	<u>\$ 29</u>	<u>\$ 296</u>



**MONROE COUNTY, INDIANA**

**ESTIMATED REVENUE IMPACT TO OVERLAPPING TAXING UNITS  
BLOOMINGTON CITY ANNEXATION**

	Baker Tilly Restated		Reedy Financial Group (report dated 05/13/21)		Year 1 Variance	Year 2 Variance
	Year 1	Year 2	Year 1	Year 2		
<b>Monroe County School</b>						
Circuit Breaker Tax Credits	\$ (368,385)	\$ (368,385)	\$ (403,172)	\$ (403,172)	\$ (34,787)	\$ (34,787)
Vehicle Excise, FIT, and CVET Taxes	(117,662)	(117,662)	(128,325)	(128,325)	(10,663)	(10,663)
Totals	(486,047)	(486,047)	(531,497)	(531,497)	(45,450)	(45,450)
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (486,047)</u>	<u>\$ (486,047)</u>	<u>\$ (531,497)</u>	<u>\$ (531,497)</u>	<u>\$ (45,450)</u>	<u>\$ (45,450)</u>
<b>Richland-Bean Blossom School</b>						
Circuit Breaker Tax Credits	\$ (2,959)	\$ (2,959)	\$ (24,238)	\$ (24,238)	\$ (21,279)	\$ (21,279)
Vehicle Excise, FIT, and CVET Taxes	(29,087)	(29,087)	(22,883)	(22,883)	6,204	6,204
Totals	(32,046)	(32,046)	(47,121)	(47,121)	(15,075)	(15,075)
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (32,046)</u>	<u>\$ (32,046)</u>	<u>\$ (47,121)</u>	<u>\$ (47,121)</u>	<u>\$ (15,075)</u>	<u>\$ (15,075)</u>
<b>Monroe County Library</b>						
Circuit Breaker Tax Credits	\$ (65,691)	\$ (65,691)	\$ (61,860)	\$ (61,860)	\$ 3,831	\$ 3,831
Vehicle Excise, FIT, and CVET Taxes	(19,826)	(19,826)	(21,161)	(21,161)	(1,335)	(1,335)
Local Income Tax	-	(187,696)	-	(96,040)	-	91,656
Totals	(85,517)	(273,213)	(83,021)	(179,061)	2,496	94,152
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (85,517)</u>	<u>\$ (273,213)</u>	<u>\$ (83,021)</u>	<u>\$ (179,061)</u>	<u>\$ 2,496</u>	<u>\$ 94,152</u>
<b>Benton Township</b>						
Circuit Breaker Tax Credits	\$ (1)	\$ (1)	\$ 581	\$ 581	\$ 582	\$ 582
Vehicle Excise, FIT, and CVET Taxes	(1,012)	(1,012)	(31)	(31)	981	981
Local Income Tax	-	(10,520)	-	(5,261)	-	5,259
Totals	(1,013)	(11,533)	550	(4,711)	1,563	6,822
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (1,013)</u>	<u>\$ (11,533)</u>	<u>\$ 550</u>	<u>\$ (4,711)</u>	<u>\$ 1,563</u>	<u>\$ 6,822</u>

**MONROE COUNTY, INDIANA**

**ESTIMATED REVENUE IMPACT TO OVERLAPPING TAXING UNITS  
BLOOMINGTON CITY ANNEXATION**

	Baker Tilly Restated		Reedy Financial Group (report dated 05/13/21)		Year 1 Variance	Year 2 Variance
	Year 1	Year 2	Year 1	Year 2		
<b>Bloomington Township</b>						
Circuit Breaker Tax Credits	\$ (250)	\$ (250)	\$ 16,101	\$ 16,101	\$ 16,351	\$ 16,351
Vehicle Excise, FIT, and CVET Taxes	(875)	(875)	(1,058)	(1,058)	(183)	(183)
Local Income Tax	-	(20,120)	-	(27,899)	-	(7,779)
Totals	(1,125)	(21,245)	15,043	(12,856)	16,168	8,389
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (1,125)</u>	<u>\$ (21,245)</u>	<u>\$ 15,043</u>	<u>\$ (12,856)</u>	<u>\$ 16,168</u>	<u>\$ 8,389</u>
<b>Perry Township</b>						
Circuit Breaker Tax Credits	\$ (12,524)	\$ (12,524)	\$ (11,858)	\$ (11,858)	\$ 666	\$ 666
Vehicle Excise, FIT, and CVET Taxes	(2,043)	(2,043)	(12,192)	(12,192)	(10,149)	(10,149)
Local Income Tax	-	(19,993)	-	(9,750)	-	10,243
Totals	(14,567)	(34,560)	(24,050)	(33,800)	(9,483)	760
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (14,567)</u>	<u>\$ (34,560)</u>	<u>\$ (24,050)</u>	<u>\$ (33,800)</u>	<u>\$ (9,483)</u>	<u>\$ 760</u>
<b>Richland township</b>						
Property Taxes	\$ (96,401)	\$ (96,401)	\$ (96,401)	\$ (96,401)	\$ -	\$ -
Circuit Breaker Tax Credits	(110)	(110)	(828)	(828)	(718)	(718)
Vehicle Excise, FIT, and CVET Taxes	(11,496)	(11,496)	(3,603)	(3,603)	7,893	7,893
Local Income Tax	-	(56,847)	-	(12,568)	-	44,279
Totals	(108,007)	(164,854)	(100,832)	(113,400)	7,175	51,454
Assumed service level reduction (2)	96,401	96,401	96,401	96,401	-	-
Net revenue impact	<u>\$ (11,606)</u>	<u>\$ (68,453)</u>	<u>\$ (4,431)</u>	<u>\$ (16,999)</u>	<u>\$ 7,175</u>	<u>\$ 51,454</u>
<b>Salt Creek Township</b>						
Property Taxes	\$ (7,784)	\$ (7,784)	\$ (7,784)	\$ (7,784)	\$ -	\$ -
Circuit Breaker Tax Credits	(25)	(25)	170	170	195	195
Vehicle Excise, FIT, and CVET Taxes	(1,113)	(1,113)	(282)	(282)	831	831
Local Income Tax	-	(8,665)	-	(3,123)	-	5,542
Totals	(8,922)	(17,587)	(7,896)	(11,019)	1,026	6,568
Assumed service level reduction (2)	7,784	7,784	7,784	7,784	-	-
Net revenue impact	<u>\$ (1,138)</u>	<u>\$ (9,803)</u>	<u>\$ (112)</u>	<u>\$ (3,235)</u>	<u>\$ 1,026</u>	<u>\$ 6,568</u>

**MONROE COUNTY, INDIANA**

**ESTIMATED REVENUE IMPACT TO OVERLAPPING TAXING UNITS  
BLOOMINGTON CITY ANNEXATION**

	Baker Tilly Restated		Reedy Financial Group (report dated 05/13/21)		Year 1 Variance	Year 2 Variance
	Year 1	Year 2	Year 1	Year 2		
<b>Van Buren Township</b>						
Circuit Breaker Tax Credits	\$ (7,577)	\$ (7,577)	\$ (744)	\$ (744)	\$ 6,833	\$ 6,833
Vehicle Excise, FIT, and CVET Taxes	(1,198)	(1,198)	(22,744)	(22,744)	(21,546)	(21,546)
Local Income Tax	-	(22,633)	-	(28,113)	-	(5,480)
Totals	(8,775)	(31,408)	(23,488)	(51,601)	(14,713)	(20,193)
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (8,775)</u>	<u>\$ (31,408)</u>	<u>\$ (23,488)</u>	<u>\$ (51,601)</u>	<u>\$ (14,713)</u>	<u>\$ (20,193)</u>
<b>Monroe Fire Protection District</b>						
Circuit Breaker Tax Credits	\$ (268,780)	\$ (268,780)	\$ (290,488)	\$ (290,488)	\$ (21,708)	\$ (21,708)
Vehicle Excise, FIT, and CVET Taxes	(25,221)	(25,221)	(68,932)	(68,932)	(43,711)	(43,711)
Local Income Tax	-	(207,369)	-	-	-	207,369
Totals	(294,001)	(501,370)	(359,420)	(359,420)	(65,419)	141,950
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (294,001)</u>	<u>\$ (501,370)</u>	<u>\$ (359,420)</u>	<u>\$ (359,420)</u>	<u>\$ (65,419)</u>	<u>\$ 141,950</u>
<b>Monroe Co. Solid Waste District</b>						
Circuit Breaker Tax Credits	\$ (19,779)	\$ (19,779)	\$ (18,691)	\$ (18,691)	\$ 1,088	\$ 1,088
Vehicle Excise, FIT, and CVET Taxes	(5,969)	(5,969)	(6,371)	(6,371)	(402)	(402)
Local Income Tax	-	-	-	-	-	-
Totals	(25,748)	(25,748)	(25,062)	(25,062)	686	686
Assumed service level reduction	-	-	-	-	-	-
Net revenue impact	<u>\$ (25,748)</u>	<u>\$ (25,748)</u>	<u>\$ (25,062)</u>	<u>\$ (25,062)</u>	<u>\$ 686</u>	<u>\$ 686</u>

Notes:

- (1) Estimates of TIF and Storm Water revenues are based on Reedy Financial Group's report. Detailed calculations of the TIF and Storm Water revenue impacts were not available for analysis.
- (2) Estimates of assumed service level reduction are based on Reedy Financial Group's report. Detailed calculations of service level reduction were not available in the report to analyze.

**MONROE COUNTY, INDIANA**

**SUMMARY OF ESTIMATED REVENUE IMPACT**  
**BLOOMINGTON CITY ANNEXATION**

	<b>Baker Tilly Restated</b>				<b>Reedy Financial Group (report dated 05/13/21)</b>				<b>Year 2 Variance</b>
	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	
Monroe County	\$ (1,336,724)	\$ (2,737,526)	\$ (2,737,526)	\$ (2,737,526)	\$ (1,325,210)	\$ (1,859,904)	\$ (1,859,904)	\$ (1,859,904)	\$ 877,622
Bloomington	8,468,477	10,736,870	11,095,365	11,467,007	9,107,561	10,889,683	11,561,714	11,987,850	152,813
Bloomington Transit	332,681	405,897	420,836	436,329	339,581	407,589	438,075	456,966	1,692
Bloomington Stormwater	230,545	230,545	230,545	230,545	230,545	230,545	230,545	230,545	-
Ellettsville	(8,596)	(88,913)	(88,913)	(88,913)	(1,505)	(31,210)	(31,210)	(31,210)	57,703
Stinesville	(71)	(519)	(519)	(519)	(42)	(223)	(223)	(223)	296
Monroe County School	(486,047)	(486,047)	(486,047)	(486,047)	(531,497)	(531,497)	(531,497)	(531,497)	(45,450)
Richland-Bean Blossom School	(32,046)	(32,046)	(32,046)	(32,046)	(47,121)	(47,121)	(47,121)	(47,121)	(15,075)
Monroe County Library	(85,517)	(273,213)	(273,213)	(273,213)	(83,021)	(179,061)	(179,061)	(179,061)	94,152
Benton Township	(1,013)	(11,533)	(11,533)	(11,533)	550	(4,711)	(4,711)	(4,711)	6,822
Bloomington Township	(1,125)	(21,245)	(21,245)	(21,245)	15,043	(12,856)	(12,856)	(12,856)	8,389
Perry Township	(14,567)	(34,560)	(34,560)	(34,560)	(24,050)	(33,800)	(33,800)	(33,800)	760
Richland township	(11,606)	(68,453)	(68,453)	(68,453)	(4,431)	(16,999)	(16,999)	(16,999)	51,454
Salt Creek Township	(1,138)	(9,803)	(9,803)	(9,803)	(112)	(3,235)	(3,235)	(3,235)	6,568
Van Buren Township	(8,775)	(31,408)	(31,408)	(31,408)	(23,488)	(51,601)	(51,601)	(51,601)	(20,193)
Monroe Fire Protection District	(294,001)	(501,370)	(501,370)	(501,370)	(359,420)	(359,420)	(359,420)	(359,420)	141,950
Monroe Co. Solid Waste District	(25,748)	(25,748)	(25,748)	(25,748)	(25,062)	(25,062)	(25,062)	(25,062)	686

MONROE COUNTY, INDIANA

**ESTIMATED REVENUE IMPACT - CITY OF BLOOMINGTON  
BLOOMINGTON CITY ANNEXATION**

	Baker Tilly Restated (1)				Reedy Financial Group - report dated 05/13/21 (2)			
	Year 1	Year 2	Year 3	Year 4	Year 1	Year 2	Year 3	Year 4
<b>Bloomington City</b>								
Net Property Tax	\$ 7,285,546	\$ 7,562,397	\$ 7,849,768	\$ 8,148,059	\$ 7,285,546	\$ 7,562,396	\$ 7,849,767	\$ 8,148,058
Vehicle Excise, FIT, and CVET Taxes	297,034	308,321	320,037	332,198	432,976	449,426	466,506	484,232
ABC Excise	15,075	15,075	15,075	15,075	80,536	80,536	80,536	80,536
Cigarette Tax	8,199	8,199	8,199	8,199	81,936	81,936	81,936	81,936
ABC Gallonage	33,719	33,719	33,719	33,719	250,680	250,680	250,680	250,680
Cigarette Tax (CCI)	30,059	30,059	30,059	30,059	30,059	30,059	30,059	30,059
LIT Certified Shares	-	1,558,402	1,605,154	1,653,309	-	1,227,037	1,594,617	1,704,736
LIT Public Safety	-	421,853	434,509	447,544	-	261,785	261,785	261,785
LRS Distributions	253,098	253,098	253,098	253,098	419,591	419,591	419,591	419,591
MVH Distributions	545,747	545,747	545,747	545,747	526,237	526,237	526,237	526,237
<b>Totals - Bloomington City</b>	<b>\$ 8,468,477</b>	<b>\$ 10,736,870</b>	<b>\$ 11,095,365</b>	<b>\$ 11,467,007</b>	<b>\$ 9,107,561</b>	<b>\$ 10,889,683</b>	<b>\$ 11,561,714</b>	<b>\$ 11,987,850</b>
<b>Bloomington Transit</b>								
Net Property Tax	\$ 320,413	\$ 332,589	\$ 345,227	\$ 358,346	\$ 320,413	\$ 332,138	\$ 345,227	\$ 358,346
Vehicle Excise, FIT, and CVET Taxes	12,268	12,734	13,218	13,720	19,168	19,899	20,653	21,438
LIT Certified Shares	-	60,574	62,391	64,263	-	55,552	72,195	77,182
<b>Totals - Bloomington Transit</b>	<b>\$ 332,681</b>	<b>\$ 405,897</b>	<b>\$ 420,836</b>	<b>\$ 436,329</b>	<b>\$ 339,581</b>	<b>\$ 407,589</b>	<b>\$ 438,075</b>	<b>\$ 456,966</b>
<b>Bloomington Stormwater</b>								
Stormwater Receipts	\$ 230,545	\$ 230,545	\$ 230,545	\$ 230,545	\$ 230,545	\$ 230,545	\$ 230,545	\$ 230,545
<b>Total Combined - City, Transit, Stormwater</b>	<b>\$ 9,031,703</b>	<b>\$ 11,373,312</b>	<b>\$ 11,746,746</b>	<b>\$ 12,133,880</b>	<b>\$ 9,677,687</b>	<b>\$ 11,527,817</b>	<b>\$ 12,230,334</b>	<b>\$ 12,675,361</b>

Notes:

**(1) Baker Tilly assumptions:**

- Maximum levy increase for annexation equal to maximum automatic levy adjustment of 15% and levy appeal of \$2.4M.
- Base NAV before annexation assumed to increase 8.4% over 2021 certified.
- NAV of annexation area: \$1,108,650,839.
- Property tax, vehicle excise, and FIT assumed to grow by 3.8% per year.
- Cigarette tax general fund per capita factor of \$.57 and CCI cigarette per capita factor of \$2.09.
- Assumed annual growth of LIT Certified Shares and LIT Public Safety is 3% from 2022 through 2028.

**(2) Reedy Financial Group assumptions:**

- Maximum levy increase based on each individual annexation area
- Base NAV before annexation assumed to increase 8.4% over 2021 certified.
- NAV of annexation area: \$1,108,650,839.
- Property tax, vehicle excise, and FIT assumed to grow by 3.8% per year.
- Cigarette tax general fund per capita factor of \$5.70 and CCI cigarette per capita factor of \$2.09.
- Assumed annual growth of LIT Certified Shares and LIT Public Safety is approximately 3% from 2022 through 2026.
- After 2026, growth of LIT Certified Shares is assumed at 30% (2027) and 6.9% (2028).
- 0% growth for LIT Public Safety after 2026

MONROE COUNTY, INDIANA

**REVENUES OVER MAXIMUM COSTS - CITY OF BLOOMINGTON  
CITY OF BLOOMINGTON ANNEXATION**

<b>Baker Tilly Restated</b>				
<b>Revenues Over maximum Costs</b>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues	\$ 9,031,703	\$ 11,373,312	\$ 11,746,746	\$ 12,133,880
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	(24,351,657)	-	-	-
Revenue Over (Under) Costs	(23,791,692)	2,165,717	1,799,515	1,410,659
Less Impoundment Fund Deposits	-	(1,304,857)	(1,298,304)	(1,200,413)
Net Revenue	<u>\$ (23,791,692)</u>	<u>\$ 860,860</u>	<u>\$ 501,211</u>	<u>\$ 210,246</u>
<b>Revenues Over maximum Costs with 5-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues	\$ 9,031,703	\$ 11,373,312	\$ 11,746,746	\$ 12,133,880
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(6,947,708)	(6,952,000)	(6,952,000)
Revenue Over (Under) Costs	559,965	(4,781,991)	(5,152,485)	(5,541,341)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 559,965</u>	<u>\$ (4,781,991)</u>	<u>\$ (5,152,485)</u>	<u>\$ (5,541,341)</u>
<b>Revenues Over maximum Costs with 10-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues	\$ 9,031,703	\$ 11,373,312	\$ 11,746,746	\$ 12,133,880
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(3,473,854)	(3,476,000)	(3,476,000)
Revenue Over (Under) Costs	559,965	(1,308,137)	(1,676,485)	(2,065,341)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 559,965</u>	<u>\$ (1,308,137)</u>	<u>\$ (1,676,485)</u>	<u>\$ (2,065,341)</u>
<b>Revenues Over maximum Costs with 20-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues	\$ 9,031,703	\$ 11,373,312	\$ 11,746,746	\$ 12,133,880
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(1,736,927)	(1,738,000)	(1,738,000)
Revenue Over (Under) Costs	559,965	428,790	61,515	(327,341)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 559,965</u>	<u>\$ 428,790</u>	<u>\$ 61,515</u>	<u>\$ (327,341)</u>

<b>Reedy Financial Group - report dated 05/13/21</b>				
<b>Revenues Over maximum Costs</b>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues (per RFG detail) (1)	\$ 9,107,561	\$ 10,889,683	\$ 11,561,714	\$ 11,987,850
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	(24,351,657)	-	-	-
Revenue Over (Under) Costs	(23,715,834)	1,682,088	1,614,483	1,264,629
Less Impoundment Fund Deposits	-	(1,304,857)	(1,298,304)	(1,200,413)
Net Revenue	<u>\$ (23,715,834)</u>	<u>\$ 377,231</u>	<u>\$ 316,179</u>	<u>\$ 64,216</u>
<b>Revenues Over maximum Costs with 5-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues (per RFG detail) (1)	\$ 9,107,561	\$ 10,889,683	\$ 11,561,714	\$ 11,987,850
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(6,947,708)	(6,952,000)	(6,952,000)
Revenue Over (Under) Costs	635,823	(5,265,620)	(5,337,517)	(5,687,371)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 635,823</u>	<u>\$ (5,265,620)</u>	<u>\$ (5,337,517)</u>	<u>\$ (5,687,371)</u>
<b>Revenues Over maximum Costs with 10-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues (per RFG detail) (1)	\$ 9,107,561	\$ 10,889,683	\$ 11,561,714	\$ 11,987,850
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(3,473,854)	(3,476,000)	(3,476,000)
Revenue Over (Under) Costs	635,823	(1,791,766)	(1,861,517)	(2,211,371)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 635,823</u>	<u>\$ (1,791,766)</u>	<u>\$ (1,861,517)</u>	<u>\$ (2,211,371)</u>
<b>Revenues Over maximum Costs with 20-Year Debt Service</b>				
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Total Revenues (per RFG detail) (1)	\$ 9,107,561	\$ 10,889,683	\$ 11,561,714	\$ 11,987,850
Less Non Capital Costs	(8,471,738)	(9,207,595)	(9,947,231)	(10,723,221)
Less Capital Costs	-	(1,736,927)	(1,738,000)	(1,738,000)
Revenue Over (Under) Costs	635,823	(54,839)	(123,517)	(473,371)
Less Impoundment Fund Deposits	-	-	-	-
Net Revenue	<u>\$ 635,823</u>	<u>\$ (54,839)</u>	<u>\$ (123,517)</u>	<u>\$ (473,371)</u>