

Operating Analysis (by Councilor Armitage, Feb. 28, 2011)

	Assumptions	Year 1	Year 5	Year 15
New Net Average Annual Property Taxes				
Tax rate per \$1000	12.35			
Assume reduced income due to loss of State aid for education, State municipal revenue sharing, and County taxes (= no TIF)	50%			
Fire Station (value after sale)	\$ 150,000	\$ 926	\$ 926	\$ 926
Falmouth Memorial Library (value after sale)	\$ 1,250,000	\$ 7,719	\$ 7,719	\$ 7,719
Plummer-Motz-Lunt land (value of land + 44 units over 15 years)	\$ 9,280,000	\$ -	\$ 28,652	\$ 57,304
Projected New Property Taxes Subtotal		\$ 8,645	\$ 37,297	\$ 65,949
Community Programs Revenue				
Projected New Revenue (draft 12/3/2010)		\$ 70,400	\$ 70,400	\$ 70,400
Projected Average Revenue Subtotal		\$ 79,045	\$ 107,697	\$ 136,349
Operating Cost Increase				
Utilities (incl. Plummer) + Insurance (\$40K oil, \$25K elec, \$5K insur.)	\$ 70,034	\$ 70,034	\$ 70,034	\$ 70,034
Staffing Library (77% of \$90,866 estimate)	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Staffing Community Center (janitor)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Projected Average Expense Subtotal		\$ 190,034	\$ 190,034	\$ 190,034
Net Revenue/(Expenditure) Subtotal		\$ (110,989)	\$ (82,337)	\$ (53,685)
Less Lease Income (\$12/sq ft w/15% Vacancy)	\$ 135,150	\$ -	\$ 135,150	\$ 135,150
General Fund Reimbursement Expense (\$1.25M, 20 years, 3%)	\$ 64,375	\$ -	\$ 52,813	\$ 81,465
Projected Revenue/(Expenditure) Impact		\$ (110,989)	\$ -	\$ -
Projected Annual Impact on Municipal Budget/Taxes				
Impact of \$100,000 annual cost on tax rate	\$ 0.05			
Total project impact on tax rate (per \$1000)		0.055	0.000	0.000
PROJECTED ADDITIONAL ANNUAL TAXES PER \$100,000 VALUE		5.55	0.00	0.00

Plummer 1st Floor Useable Square Footage = 6,390
 Plummer 2nd Floor Useable Square Footage = 6,860
 Total Square Footage Available for Lease = 13,250

Lease Revenue @ Vacancy Rates		
10%	5%	0%
\$ 143,100	\$ 151,050	\$ 159,000