

School Projects - Financial Models (so far...)

Town Council Meeting
Monday, December 5, 2016



Basis/Assumptions for financial models

- Construction estimates – PDT, October 2016
 - New Elementary School – \$27,920,474
 - Repair Junior High – \$5,711,088
- Potential timeline
 - Referendum – June 13, 2017
 - Engineering/design – 2017-18
 - Build – 2018-19 thru 2019-20
 - Issue debt – 2019-20
 - In service – 2020-21
 - Debt service begins – 2020-21
- Estimated interest rates for debt service
 - 10 years 2.80%
 - 15 years 2.90%
 - 25 years 3.10%
 - 30 years 3.20%



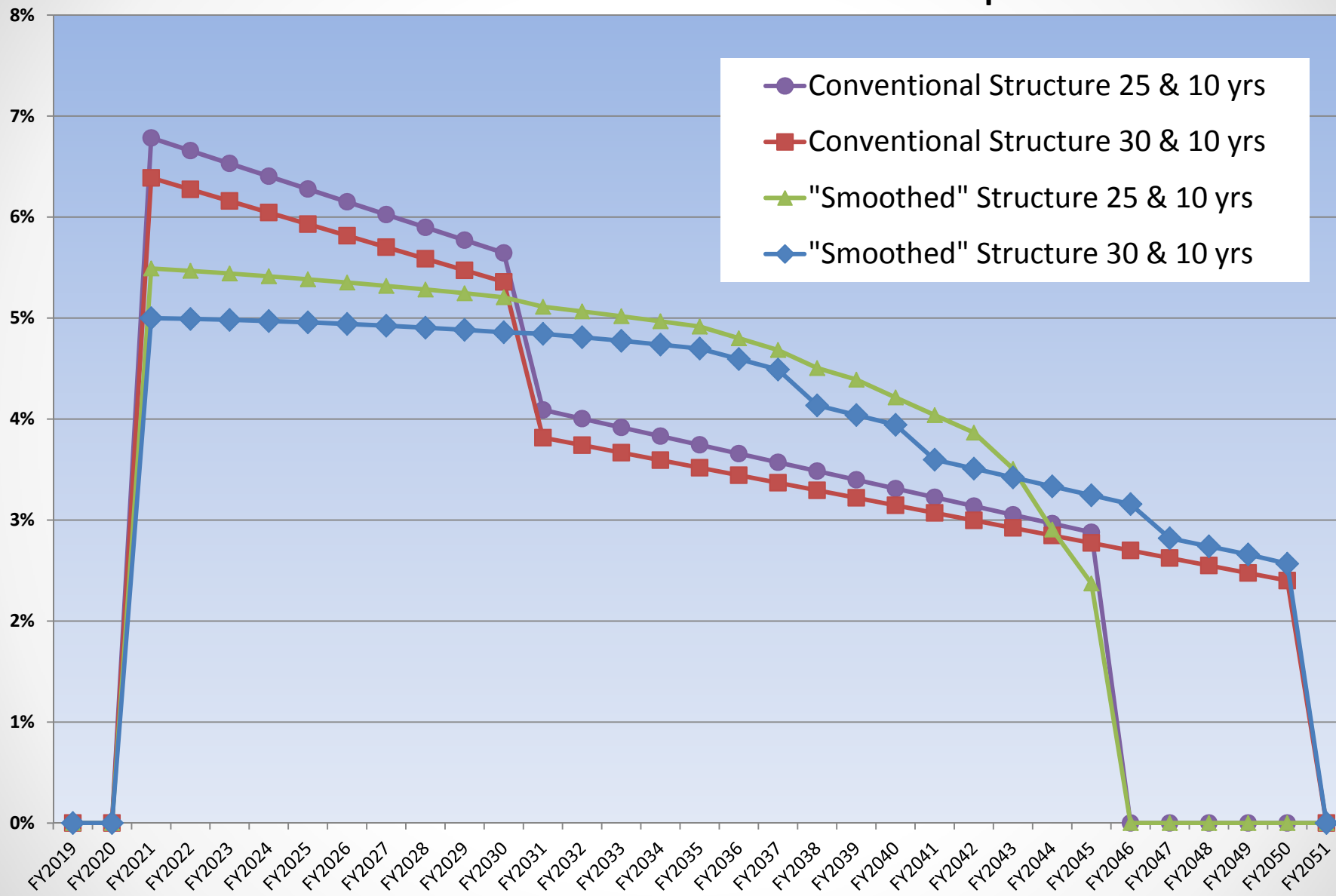
"Smoothed" Structure 25 & 10 yrs

New Elementary School; Repair Junior High

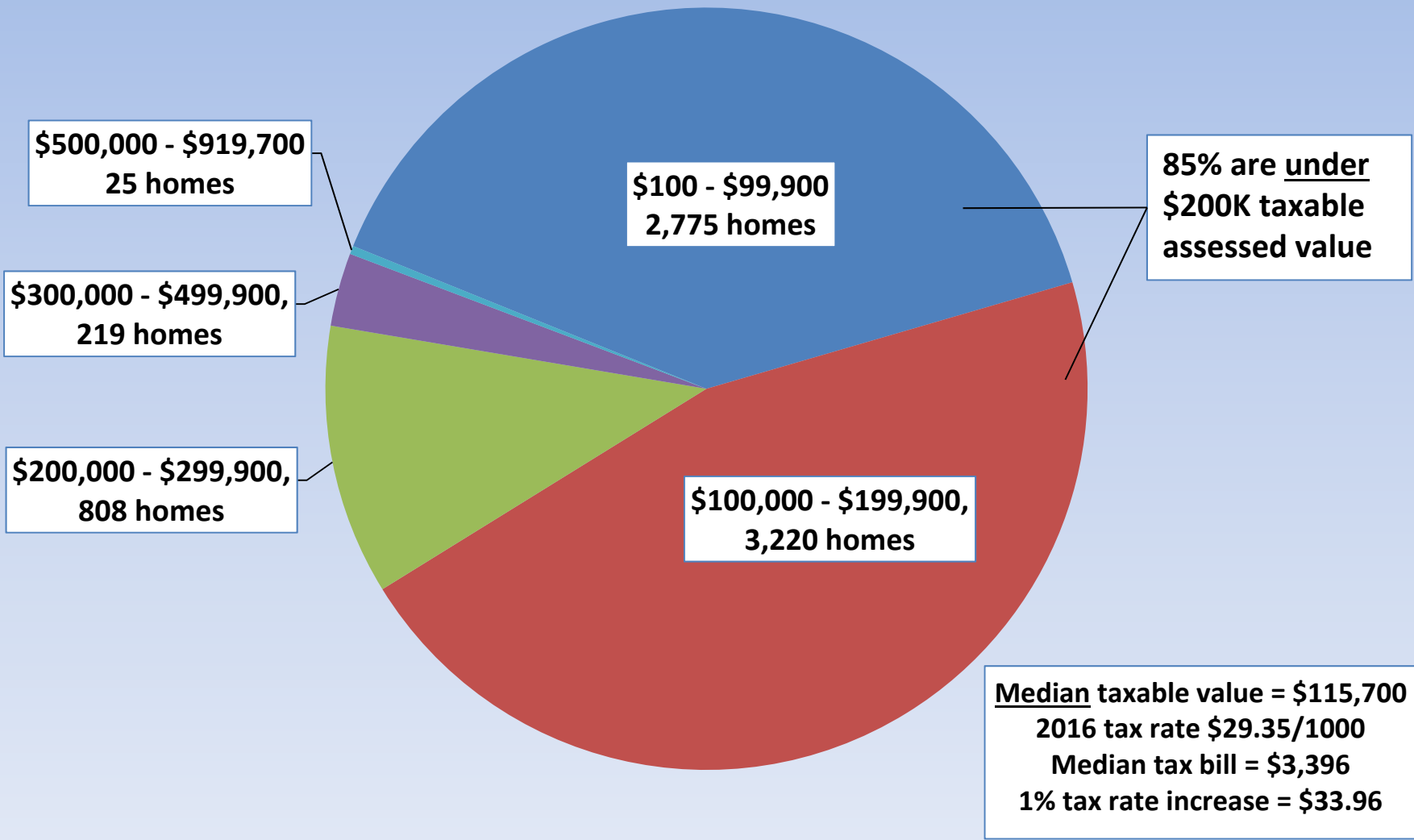
	New Elementary	Junior High		
Amount	\$27,920,474	\$5,711,088	Current 1% Tax	\$400,000
Term	25	10	1% Tax Growth	0.00%
Rate	3.10%	2.80%		
Start Year	3	3		

	Year	Principal	Interest	Principal	Interest	Annual Debt Service	YOY Tax Impact	Cost per \$115,700 property	1% Tax Impact
FY2019	1					-	0.00%	-	400,000
FY2020	2					-	0.00%	-	400,000
FY2021	3	600,000	865,535	571,109	159,910	2,196,554	5.49%	186.48	400,000
FY2022	4	625,000	846,935	571,109	143,919	2,186,963	-0.07%	185.66	400,000
FY2023	5	650,000	827,560	571,109	127,928	2,176,597	-0.03%	184.78	400,000
FY2024	6	675,000	807,410	571,109	111,937	2,165,456	-0.05%	183.84	400,000
FY2025	7	700,000	786,485	571,109	95,946	2,153,540	0.03%	182.82	400,000
FY2026	8	725,000	764,785	571,109	79,955	2,140,849	-0.13%	181.75	400,000
FY2027	9	750,000	742,310	571,109	63,964	2,127,383	-0.13%	180.60	400,000
FY2028	10	775,000	719,060	571,109	47,973	2,113,442	-0.04%	179.39	400,000
FY2029	11	800,000	695,035	571,109	31,982	2,098,426	-0.04%	178.12	400,000
FY2030	12	825,000	670,235	571,109	15,991	2,082,335	-0.04%	176.78	400,000
FY2031	13	1,400,000	644,660			2,044,660	-0.09%	173.58	400,000
FY2032	14	1,425,000	601,110			2,026,260	-0.05%	172.02	400,000
FY2033	15	1,450,000	557,185			2,007,085	-0.05%	170.39	400,000
FY2034	16	1,475,000	512,235			1,987,135	-0.05%	168.70	400,000
FY2035	17	1,500,000	466,110			1,966,410	-0.05%	166.94	400,000
FY2036	18	1,500,000	391,110			1,919,910	-0.12%	162.99	400,000
FY2037	19	1,500,000	373,410			1,873,410	-0.12%	159.04	400,000
FY2038	20	1,475,000	326,910			1,801,910	-0.18%	152.97	400,000
FY2039	21	1,475,000	281,185			1,756,185	-0.11%	149.09	400,000
FY2040	22	1,450,000	235,460			1,685,460	-0.18%	143.09	400,000
FY2041	23	1,425,000	190,510			1,615,510	-0.17%	137.15	400,000
FY2042	24	1,400,000	146,335			1,546,335	-0.17%	131.28	400,000
FY2043	25	1,300,000	102,935			1,402,935	-0.36%	119.10	400,000
FY2044	26	1,100,000	62,635			1,162,635	-0.60%	98.70	400,000
FY2045	27	\$920,474	28,535			949,009	-0.53%	80.57	400,000
FY2046	28	-				-	-2.37%	-	400,000

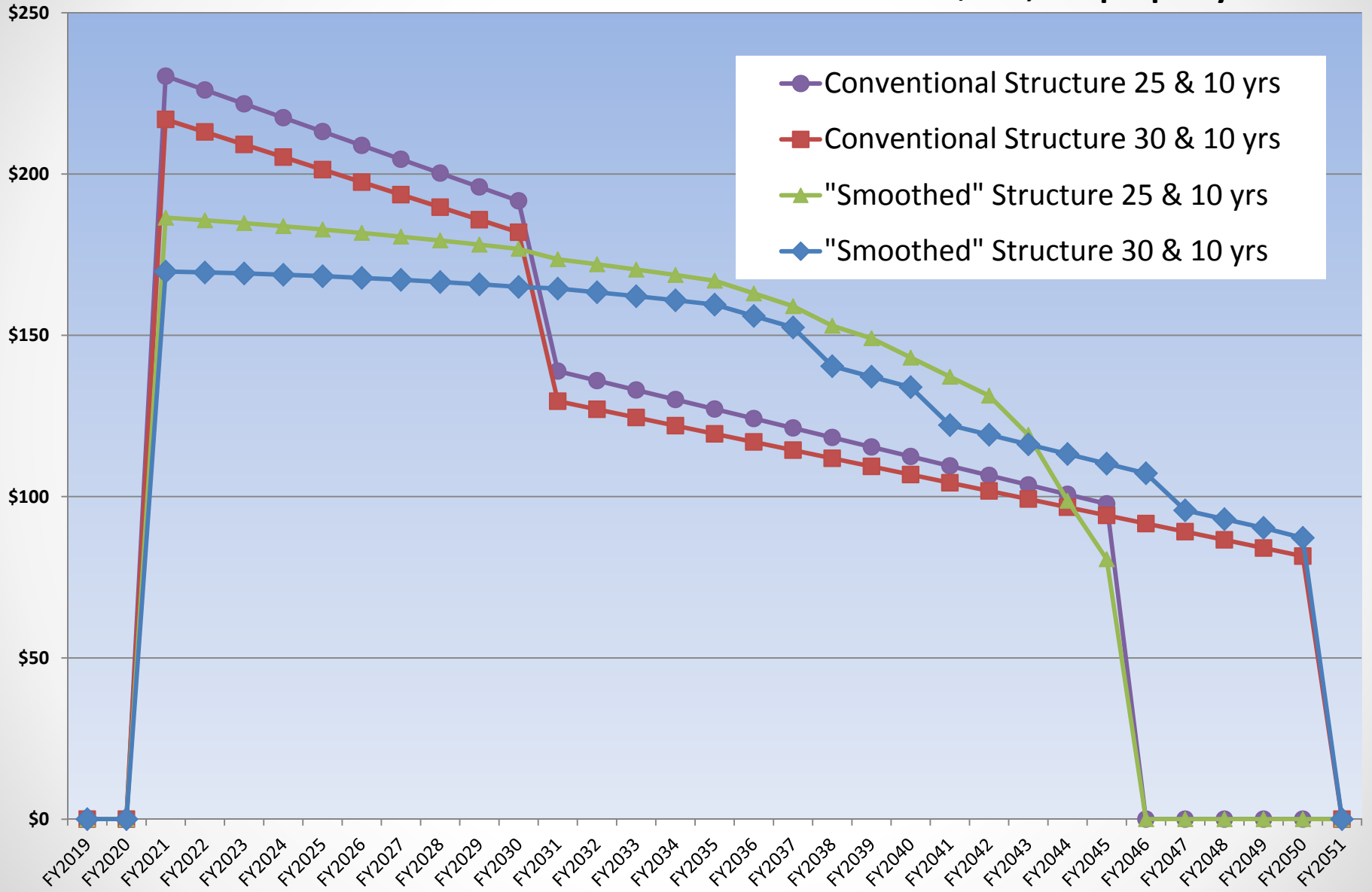
Elementary School Construction & Junior High School Renovation Debt Service - Estimated Tax Rate Impact



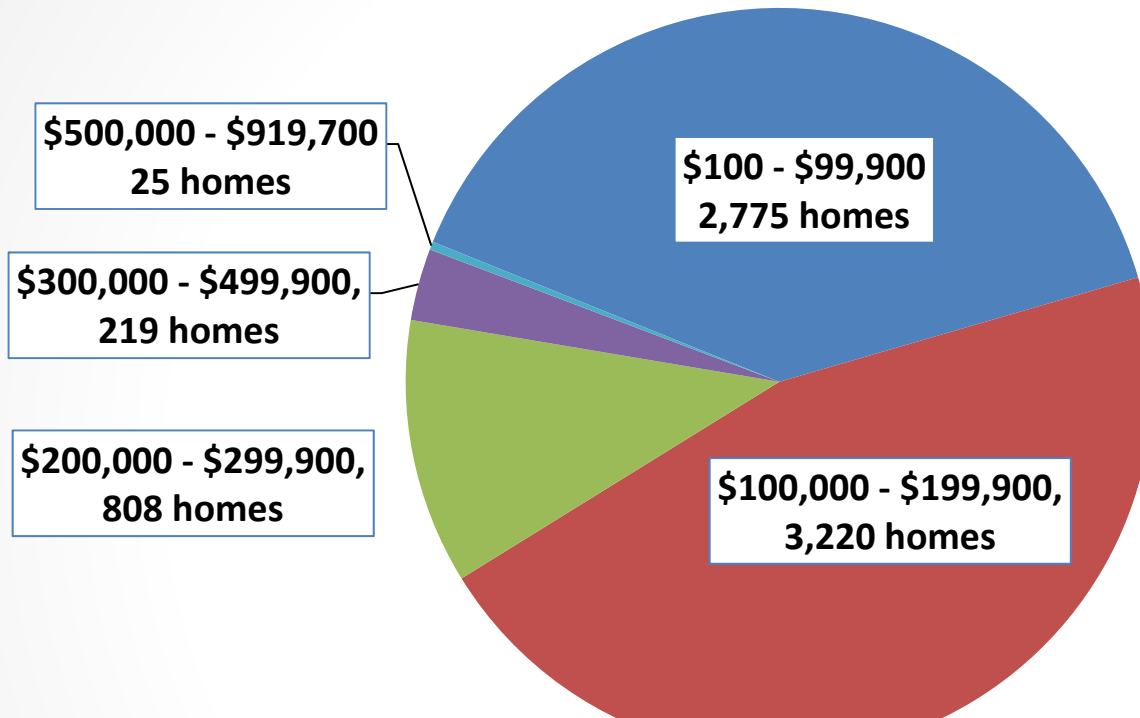
**2016 Taxable Assessed Value (70% of Market)
7,047 Residential Properties**



Elementary School Construction & Junior High School Renovation Debt Service - Estimated Annual Tax Cost for \$115,700 property

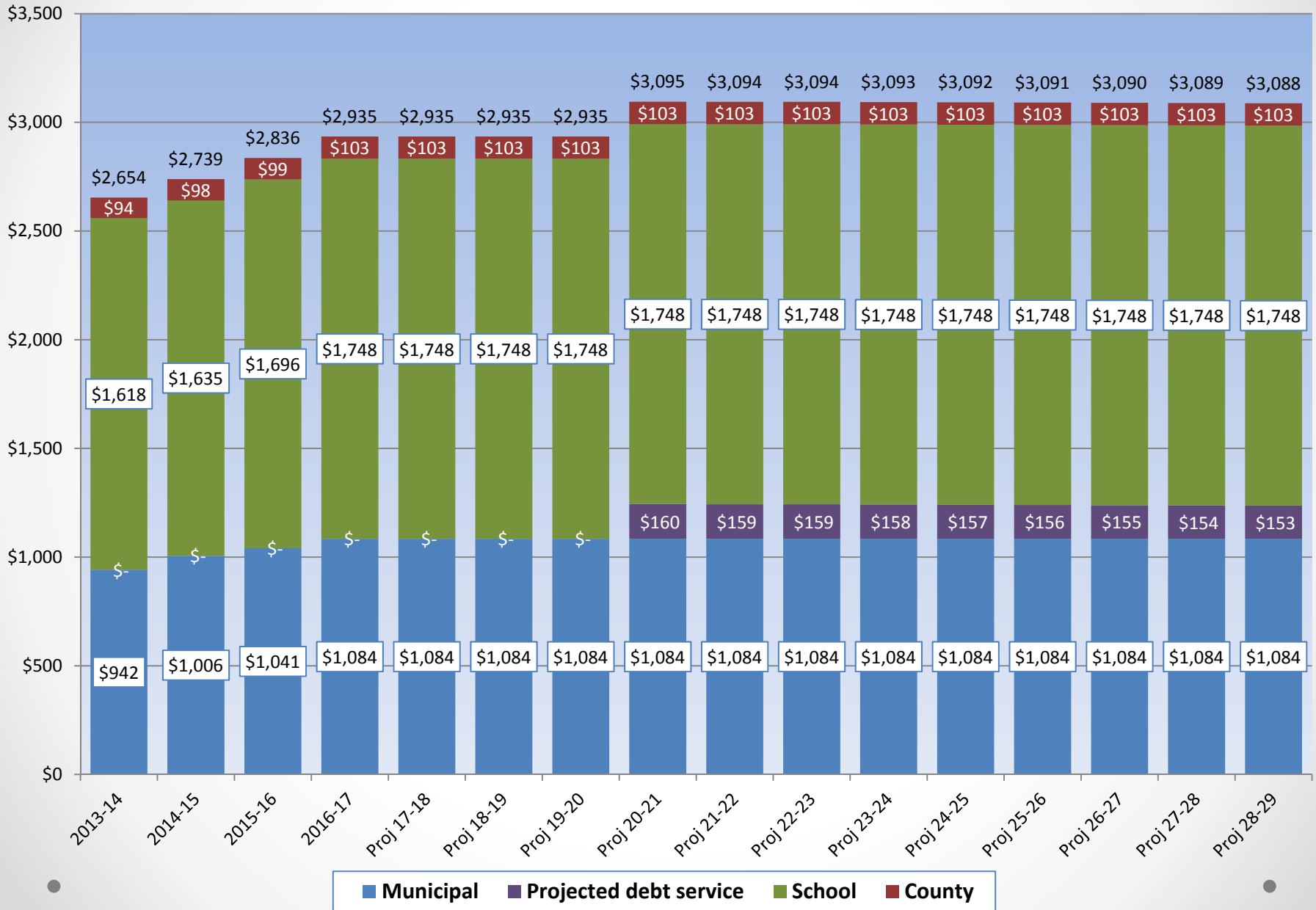


**2016 Taxable Assessed Value (70% of Market)
7,047 Residential Properties**



		<u>Assessed value</u>	<u>@ 70% =</u>	<u>Estimated Market Value</u>
2,775	homes	\$200 - \$99,900		\$286 - \$143,000
3,220	homes	\$100,000 - \$199,900		\$143,000 - \$285,000
808	homes	\$200,000 - \$299,900		\$285,000 - \$430,000
219	homes	\$300,000 - \$499,900		\$430,000 - \$710,000
25	homes	\$500,000 - \$919,700		\$720,000 - \$1,320,000

Town of Brunswick Taxes per \$100K taxable assessed value



Questions?

Julia Henze
Finance Director
Town of Brunswick

207-725-6652
jhenze@brunswickme.org

