1 **CREDIT RIVER TOWNSHIP** **DRAFT 02/25/09**

2 **FINANCIAL MANAGEMENT PLAN**

OPTION 1 - INCORPORATION

6	Inflation Assumptions	Revenues (Non Property Tax)		0.00%		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
7		Expenses				4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
8		Fire Services Contract				5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
10		**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
11	**GENERAL FUND**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ADOPTED**									
12	REVENUE													
13	GENERAL PROPERTY TAX LEVY	392,328	498,647	425,000	375,000	409,088	388,563	409,000	430,446	452,949	476,559	501,329	527,315	554,574
14	FIRE TAX LEVY		-	181,647	200,000	206,000	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955
15	FRANCHISE TAXES		3,568	3,000	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
16	FEES AND FINES		15,435	5,000	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
17	INTERGOVERNMENTAL REVENUE	10,790	9,458	36,000	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133
18	LICENSES AND PERMITS	9,881	10,440			-	-	-	-	-	-	-	-	-
19	CHARGES FOR SERVICES	23,085	2,720	16,704	11,558	11,905	12,262	12,630	13,009	13,399	13,801	14,215	14,641	15,081
20	INVESTMENT EARNINGS		48,956	30,000	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
21	MISCELLANEOUS REVENUES	16,311	60,404		-	-	-	-	-	-	-	-	-	-
22	**TOTAL REVENUE**	**452,395**	**649,628**	**697,351**	**628,558**	**670,252**	**657,562**	**686,070**	**715,828**	**746,892**	**779,320**	**813,173**	**848,514**	**885,410**
23														
24	EXPENSES													
25	GENERAL GOVERNMENT	204,117	259,972	254,405	295,398	307,214	319,502	332,283	345,574	359,397	373,773	388,724	404,273	420,443
26	FIRE SERVICES	121,335	136,472	181,647	200,000	210,000	220,500	231,525	243,101	255,256	268,019	281,420	295,491	310,266
27	STREETS AND HIGHWAYS		12,979	50,900		-	-	-	-	-	-	-	-	-
28	CULTURE AND RECREATION		6,677	10,000	8,400	8,736	9,085	9,449	9,827	10,220	10,629	11,054	11,496	11,956
29	STORMWATER/ENGINEERING	102,938	45,745	-	51,500	53,560	55,702	57,930	60,248	62,658	65,164	67,770	70,481	73,301
30	INCORPORATION EXPENSES			164,799	40,000	40,000	-	-	-	-	-	-	-	-
31	MISCELLANEOUS	32,751	5,036	4,000	29,560	30,742	31,972	33,251	34,581	35,964	37,403	38,899	40,455	42,073
32	CAPITAL OUTLAY		51,462	-	-	-	-	-	-	-	-	-	-	-
33	PLANNING & ZONING				3,700	20,000	20,800	21,632	22,497	23,397	24,333	25,306	26,319	27,371
34	POLICE SERVICES													
35	PROSECUTIONS					10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686
36	DUES/INSURANCE					5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387
37	OTHER													
38	**TOTAL EXPENSES**	**461,141**	**518,343**	**665,751**	**628,558**	**670,252**	**657,562**	**686,070**	**715,828**	**746,892**	**779,320**	**813,173**	**848,514**	**885,410**
39														
40	**REVENUE OVER (UNDER) EXPENSES**	**(8,746)**	**131,285**	**31,600**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
41														
42	**ENDING FUND BALANCE**	**170,718**	**302,003**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**	**333,603**
43	**PERCENT OF FUND BALANCE TO EXPENSES**	**37%**	**58%**	**50%**	**53%**	**50%**	**51%**	**49%**	**47%**	**45%**	**43%**	**41%**	**39%**	**38%**
44														
45	GENERAL FUND OPERATING TAX LEVY	285,000	385,000	425,000	375,000	409,088	388,563	409,000	430,446	452,949	476,559	501,329	527,315	554,574
46	FIRE FUND TAX LEVY	120,882	136,472	181,647	200,000	206,000	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955
47	ROAD & BRIDGE TAX LEVY	261,483	312,680	374,646	525,000	540,750	556,973	573,682	590,892	608,619	626,877	645,684	665,054	685,006
48	NEW ROAD PROJETS TAX LEVY				-	-	4,691	10,369	19,553	22,822	24,345	25,869	27,392	28,916
49	PUBLIC FACILITIES TAX LEVY				-	-	-	84,255	84,255	337,019	337,019	337,019	463,401	463,401
50	WATER/SEWER/STREET PROJECT LEVY				-	-	-	-	1,118,645	1,118,645	1,118,645	1,118,645	1,118,645	1,118,645
51	TOTAL TAX LEVIES	667,365	834,152	981,293	1,100,000	1,155,838	1,162,406	1,295,851	2,468,893	2,771,908	2,822,256	2,874,520	3,055,161	3,111,496
52														
53	TOTAL TAX LEVY	667,365	834,152	981,293	1,100,000	1,155,838	1,162,406	1,295,851	2,468,893	2,771,908	2,822,256	2,874,520	3,055,161	3,111,496
54	LESS FISCAL DISPARITIES	-22,386	-28,118	-33,110	-33,110	-34,103	-35,126	-36,180	-37,266	-38,384	-39,535	-40,721	-41,943	-43,201
55	NET LEVY TO TAXPAYERS	644,979	806,034	948,183	1,066,890	1,121,734	1,127,280	1,259,671	2,431,627	2,733,524	2,782,720	2,833,799	3,013,218	3,068,295
56	ANNUAL INCREASE		25.0%	17.6%	12.5%	5.1%	0.5%	11.7%	93.0%	12.4%	1.8%	1.8%	6.3%	1.8%
57														
58	EXISTING TAX CAPACITY	6,677,348	8,102,350	9,224,340	9,767,968	9,963,327	10,284,994	10,613,094	11,423,921	12,412,635	13,342,409	14,452,448	15,480,817	16,691,423
59	NEW TAX CAPACITY	0	0	0	0	120,000	120,000	586,829	745,329	668,158	826,658	724,823	883,323	765,487
60	TOTAL TAX CAPACITY	6,677,348	8,102,350	9,224,340	9,767,968	10,083,327	10,404,994	11,199,923	12,169,250	13,080,793	14,169,067	15,177,271	16,364,140	17,456,910
61														
62	TAX RATE ON TAX CAPACITY (line 55/line 58)	9.659%	9.948%	10.279%	10.922%	11.125%	10.834%	11.247%	19.982%	20.897%	19.639%	18.671%	18.414%	17.576%
63	TAX RATE % CHANGE		2.99%	3.33%	6.26%	1.85%	-2.61%	3.81%	77.66%	4.58%	-6.02%	-4.93%	-1.38%	-4.55%
64														
65	Township Taxes (prior to homestead credit) $300k Home	290	298	308	328	340	338	358	649	692	664	643	647	630
66	**Percentage tax increase in average home**		**2.99%**	**3.33%**	**6.26%**	**3.89%**	**-0.66%**	**5.89%**	**81.21%**	**6.67%**	**-4.14%**	**-3.03%**	**0.59%**	**-2.64%**
67														
68	Existing Tax Base Inflation			0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
69	Total Tax Base Increase		21%	14%	5.9%	3.2%	3.2%	7.6%	8.7%	7.5%	8.3%	7.1%	7.8%	6.7%
70	% from New Growth			0.0%	0.0%	1.2%	1.2%	5.6%	6.7%	5.5%	6.3%	5.1%	5.8%	4.7%

Credit River Township
Road & Bridge Capital Fund

3								4%	4%	4%	4%	4%	4%	4%	4%	4%
4			2008														
5		Project	Dollar	ACTUAL	ACTUAL	BUDGET	BUDGET										
6		Year	Cost	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
7	**Expenses**																
8	Bonds Inflation 0.00%						Included in Budget										
9	Reconstruction and Overlay	**2009**	**1,050,000**			-		-	-	-	-	-	-	-	-	-
10	St. Francis, Suel Reconstruct/Overlay	**2010**	**855,360**			-	-	855,360	-	-	-	-	-	-	-	-
11	Sue Ann, White Reconstruct/Overlay	**2011**	**781,440**			-	-	-	781,440	-	-	-	-	-	-	-
12	167/169/170, Hmpshre, Jennifer, Rolling O	**2012**	**554,400**			-	-	-	-	554,400	-	-	-	-	-	-
13	207th/Lynn, Monterey Reconstruct/Overlay	**2013**	**1,702,272**			-	-	-	-	-	1,702,272	-	-	-	-	-
14	Reconstruction and Overlay	**2014**	**500,000**			-	-	-	-	-	-	500,000	-	-	-	-
15	Reconstruction and Overlay	**2015**	**500,000**			-	-	-	-	-	-	-	500,000	-	-	-
16	Reconstruction and Overlay	**2016**	**500,000**			-	-	-	-	-	-	-	-	500,000	-	-
17	Reconstruction and Overlay	**2017**	**500,000**			-	-	-	-	-	-	-	-	-	500,000	-
18	Reconstruction and Overlay	**2018**	**500,000**			-	-	-	-	-	-	-	-	-	-	500,000
19	Reconstruction and Overlay	**2019**	**500,000**			-	-	-	-	-	-	-	-	-	-	-
20	Reconstruction and Overlay	**2020**	**500,000**			-	-	-	-	-	-	-	-	-	-	-
21	Reconstruction and Overlay	**2021**	**500,000**			-	-	-	-	-	-	-	-	-	-	-
22	Cash															
23	Road Improvements			318,026	290,578	406,246	53,500	55,640	57,866	60,180	62,587	65,091	67,695	70,402	73,218	76,147
24	Sealcoating/Crack Filling/Patching					-	166,400	105,283	140,776	143,384	132,849	138,163	143,689	149,437	155,415	161,631
25	Patching					-	90,000	90,000	90,000	90,000	100,000	104,000	108,160	112,486	116,986	121,665
26	Dust Control, Gravel and Grading					-	80,200	114,000	118,560	123,302	128,234	133,364	138,698	144,246	150,016	156,017
27	Ice & Snow Removal						81,500									
28	BOND REPAYMENT						-	-	88,465	170,611	233,801	364,160	414,712	465,263	515,815	566,366
29	Other/Contingency				89,316	0	59,000	59,000	0	0	0	0	0	0	0	0
30	**Total Expenses**			**318,026**	**379,894**	**406,246**	**530,600**	**1,279,283**	**1,277,107**	**1,141,878**	**2,359,744**	**1,304,778**	**1,372,954**	**1,441,835**	**1,511,450**	**1,581,827**

		Assess %	Amount	Term	Rate													
31																		
32	**Revenue**																	
33	G.O. 429/Reconstruction Debt							-	-	700,000	650,000	500,000	1,400,000	400,000	400,000	400,000	400,000	400,000
34	Special Assessments 2008	0%	-	10	6.25%				-	-	-	-	-	-	-	-	-	-
35	Special Assessments 2009	0%	-	10	6.25%			-	-	-	-	-	-	-	-	-	-	-
36	Special Assessments 2010	75%	641,520	10	6.25%			-	-	-	88,197	88,197	88,197	88,197	88,197	88,197	88,197	88,197
37	Special Assessments 2011	75%	586,080	10	6.25%			-	-	-	-	80,575	80,575	80,575	80,575	80,575	80,575	80,575
38	Special Assessments 2012	75%	415,800	10	6.25%			-	-	-	-	-	57,165	57,165	57,165	57,165	57,165	57,165
39	Special Assessments 2013	75%	1,276,704	15	6.25%			-	-	-	-	-	-	133,609	133,609	133,609	133,609	133,609
40	Special Assessments 2014	75%	375,000	10	6.25%			-	-	-	-	-	-	-	51,556	51,556	51,556	51,556
41	Special Assessments 2015	75%	375,000	10	6.25%			-	-	-	-	-	-	-	-	51,556	51,556	51,556
42	Special Assessments 2016	75%	375,000	10	6.25%			-	-	-	-	-	-	-	-	-	51,556	51,556
43	Special Assessments 2017	75%	375,000	10	6.25%													51,556
44	Special Assessments 2018	75%	375,000	10	6.25%													
45	Special Assessments 2019	75%	375,000	10	6.25%													
46	Special Assessments 2020	75%	375,000	10	6.25%													
47	MSA/Intergovernmental					28,900	75,391	31,600	5,600	20,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
48	Current Year Levy					253,237	299,125	374,646	525,000	540,750	556,973	573,682	590,892	608,619	626,877	645,684	665,054	685,006
49	FUTURE LEVY							-	-	-	4,691	10,369	19,553	22,822	24,345	25,869	27,392	28,916
50	Special Assessments					-	28,508											
51	Other					109,486	48,647	-	-	-	-	-	-	-	-	-	-	-
52	**Total Revenue**					**391,623**	**451,671**	**406,246**	**530,600**	**1,260,750**	**1,449,861**	**1,402,824**	**2,386,383**	**1,540,987**	**1,612,325**	**1,684,210**	**1,756,660**	**1,829,691**
53																		
54	**Cash Balance**			**12/31/06**	**596,915**	**670,512**	**668,692**	**596,915**	**596,915**	**578,382**	**751,136**	**1,012,082**	**1,038,721**	**1,274,930**	**1,514,301**	**1,756,675**	**2,001,885**	**2,249,749**
55																		
56	Debt Levy (based on year collected)																	
57	2008 429 Debt	4.50%	10						-	-	-	-	-	-	-	-	-	-
58	2009 429 Debt	4.50%	10							-	-	-	-	-	-	-	-	-
59	2010 429 Debt	4.50%	10								4,691	4,691	4,691	4,691	4,691	4,691	4,691	4,691
60	2011 429 Debt	4.50%	10									5,678	5,678	5,678	5,678	5,678	5,678	5,678
61	2012 429 Debt	4.50%	10										9,184	9,184	9,184	9,184	9,184	9,184
62	2013 429 Debt	4.50%	15											3,269	3,269	3,269	3,269	3,269
63	2014 429 Debt	4.50%	10												1,523	1,523	1,523	1,523
64	2015 429 Debt	4.50%	10													1,523	1,523	1,523
65	2016 429 Debt	4.50%	10														1,523	1,523
66	2017 429 Debt	4.50%	10															1,523
67	2018 429 Debt	4.50%	10															
68	2019 429 Debt	4.50%	10															
69	2020 429 Debt	4.50%	10															
70	**Total Debt Levy**				**-**			**-**	**-**	**-**	**4,691**	**10,369**	**19,553**	**22,822**	**24,345**	**25,869**	**27,392**	**28,916**
71																		
72	**New Debt Levy**							**-**	**-**	**-**	**4,691**	**10,369**	**19,553**	**22,822**	**24,345**	**25,869**	**27,392**	**28,916**

Credit River Township
Utilities

3							10 year term 6.25%		4%	4%	4%	4%	4%	4%	4%	4%	4%
4				2008													
5			Project	Dollar		ACTUAL	ACTUAL	BUDGET	BUDGET									
6			Year	Cost		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
7	**Expenses**																	
8	Bonds Inflation	4.00%																
9	457 units @	45,000	**2012**	**20,565,000**				-	-	-	-	24,058,141	-	-	-	-	-	-
10			**2013**	**-**				-	-	-	-	-	-	-	-	-	-	-
11	Other/Contingency						-	-	-	-	-	-	-	-	-	-	-	-
12	**Total Expenses**					**-**	**-**	**-**	**-**	**-**	**-**	**24,058,141**	**-**	**-**	**-**	**-**	**-**	**-**
13		Assess																
14	**Revenue**	%	Amount	Term	Rate													
15	G.O. 429/Reconstruction Debt							-	-	-	-	24,058,141	-	-	-	-	-	-
16	Special Assessments 2008	40%	-	20	7.00%				-	-	-	-	-	-	-	-	-	-
17	Special Assessments 2009	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
18	Special Assessments 2010	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
19	Special Assessments 2011	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
20	Special Assessments 2012	40%	9,623,257	20	7.00%			-	-	-	-	-	908,367	908,367	908,367	908,367	908,367	908,367
21	Special Assessments 2013	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
22	Special Assessments 2014	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
23	Special Assessments 2015	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
24	Special Assessments 2016	40%	-	20	7.00%			-	-	-	-	-	-	-	-	-	-	-
25	Special Assessments 2017	40%	-	20	7.00%													-
26	Special Assessments 2018	40%	-	20	7.00%													
27	Special Assessments 2019	40%	-	20	7.00%													
28	Special Assessments 2020	40%	-	20	7.00%													
29	MSA/Intergovernmental					-	-	-	-	-	-	-	-	-	-	-	-	-
30	Current Year Levy					-	-	-	-	-	-	-	-	-	-	-	-	-
31	Other					-	-	-	-	-	-	-	-	-	-	-	-	-
32	**Total Revenue**					**-**	**-**	**-**	**-**	**-**	**-**	**24,058,141**	**908,367**	**908,367**	**908,367**	**908,367**	**908,367**	**908,367**
33																		
34	**Cash Balance**					**0**	**0**	**0**	**0**	**0**	**0**	**0**	**908,367**	**1,816,735**	**2,725,102**	**3,633,469**	**4,541,837**	**5,450,204**
35																		
36	Debt Levy (based on year collected)																	
37	2008 429 Debt	5.00%	20						-	-	-	-	-	-	-	-	-	-
38	2009 429 Debt	5.00%	20							-	-	-	-	-	-	-	-	-
39	2010 429 Debt	5.00%	20								-	-	-	-	-	-	-	-
40	2011 429 Debt	5.00%	20									-	-	-	-	-	-	-
41	2012 429 Debt	5.00%	20										1,118,645	1,118,645	1,118,645	1,118,645	1,118,645	1,118,645
42	2013 429 Debt	5.00%	20											-	-	-	-	-
43	2014 429 Debt	5.00%	20												-	-	-	-
44	2015 429 Debt	5.00%	20													-	-	-
45	2016 429 Debt	5.00%	20														-	-
46	2017 429 Debt	5.00%	20															-
47	2018 429 Debt	5.00%	20															
48	2019 429 Debt	5.00%	20															
49	2020 429 Debt	5.00%	20															
50	**Total Debt Levy**					**-**		**-**	**-**	**-**	**-**	**-**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**
51																		
52	**New Debt Levy**							**-**	**-**	**-**	**-**	**-**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**	**1,118,645**

Credit River Township
Facilities Capital Improvement Plan

2/25/2009

		Project Year	2008 Dollar Cost	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Expenses														
Inflation Rate	0.00%													
Town/City Hall		**2013**	**3,000,000**	-	-	-	-	-	3,000,000	-	-	-	-	-
PW Facility		**2016**	**1,500,000**	-	-	-	-	-	-	-	-	1,500,000	-	-
Other		**2009**	**-**	-	-	-	-	-	-	-	-	-	-	-
Other		**2010**	**-**	-	-	-	-	-	-	-	-	-	-	-
Other		**2009**	**-**	-	-	-	-	-	-	-	-	-	-	-
Other		**2009**	**-**	-	-	-	-	-	-	-	-	-	-	-
Land Acquisition		**2011**	**1,000,000**	-	-	-	1,000,000	-	-	-	-	-	-	-
Total Expenses				**-**	**-**	**-**	**1,000,000**	**-**	**3,000,000**	**-**	**-**	**1,500,000**	**-**	**-**
Revenue														
Bonded Debt (General Fund)				-	-	-	1,000,000	-	3,000,000	-	-	1,500,000	-	-
Other														
Total Revenue				**-**	**-**	**-**	**1,000,000**	**-**	**3,000,000**	**-**	**-**	**1,500,000**	**-**	**-**
Cash Balance			-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Debt Levy (based on year collected)														
		Rate	Term											
2008 Facility Debt		5.00%	20	-	-	-	-	-	-	-	-	-	-	-
2009 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2010 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2011 Facility Debt		5.00%	20		-	-	-	84,255	84,255	84,255	84,255	84,255	84,255	84,255
2012 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2013 Facility Debt		5.00%	20		-	-	-	-	-	252,764	252,764	252,764	252,764	252,764
2014 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2015 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2016 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	126,382	126,382
2017 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2018 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2019 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
2020 Facility Debt		5.00%	20		-	-	-	-	-	-	-	-	-	-
Total Debt Levy				**-**	**-**	**-**	**-**	**84,255**	**84,255**	**337,019**	**337,019**	**337,019**	**463,401**	**463,401**
New Debt Levy				**-**	**-**	**-**	**-**	**84,255**	**84,255**	**337,019**	**337,019**	**337,019**	**463,401**	**463,401**

Credit River Township
Growth Projections

			Built in 2007	Built in 2008	Built in 2009	Built in 2010	Built in 2011	Built in 2012	Built in 2013	Built in 2014	Built in 2015	Built in 2016
Residential Growth	**Unit Value**	**Total Units**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
New Units	$600,000	240	-	20	20	20	20	20	20	20	20	20
Quarry Development	$0	0	-	-	-	-	-	-	-	-	-	-
Single Family	$400,000	330	-	-	-	20	24	28	32	36	40	40
Medium Density	$225,000	1,500	-	-	-	150	150	150	150	150	150	150
Senior Housing	$95,000	725	-	-	-	-	150	-	150	-	150	-
General	$0	0	-	-	-	-	-	-	-	-	-	-
General	$0	0	-	-	-	-	-	-	-	-	-	-
General	$0	0	-	-	-	-	-	-	-	-	-	-
General	$0	0	-	-	-	-	-	-	-	-	-	-
Total Residential Units		2,795	-	20	20	190	344	198	352	206	360	210
Total Residential Market Value			$0	$12,000,000	$12,000,000	$53,750,000	$69,600,000	$56,950,000	$72,800,000	$60,150,000	$76,000,000	$61,750,000
Total Residential Tax Capacity			$0	$120,000	$120,000	$537,500	$696,000	$569,500	$728,000	$601,500	$760,000	$617,500

Commercial Growth	Unit Value	Total Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Quarry Development	$100	1,100,000	-	-	-	50,000	50,000	100,000	100,000	125,000	125,000	150,000
Other	$0	0	-	-	-	-	-	-	-	-	-	-
Total Commercial Units		1,100,000	-	-	-	50,000	50,000	100,000	100,000	125,000	125,000	150,000
Total Commercial Market Value			$0	$0	$0	$5,000,000	$5,000,000	$10,000,000	$10,000,000	$12,500,000	$12,500,000	$15,000,000
Total Commercial Tax Capacity			$0	$0	$0	$75,000	$75,000	$150,000	$150,000	$187,500	$187,500	$225,000

TOTAL NEW MARKET VALUE	$0	$12,000,000	$12,000,000	$58,750,000	$74,600,000	$66,950,000	$82,800,000	$72,650,000	$88,500,000	$76,750,000
NEW TAX CAPACITY	$0	$120,000	$120,000	$612,500	$771,000	$719,500	$878,000	$789,000	$947,500	$842,500
Less NEW FISCAL DISP. CONTRIBUTION TAX CAPACITY	0	0	0	-25,671	-25,671	-51,342	-51,342	-64,177	-64,177	-77,013
TOTAL NEW TAX CAPACITY	Included	$120,000	$120,000	$586,829	$745,329	$668,158	$826,658	$724,823	$883,323	$765,487

								2001-2007
History of New Market Value	2001	2002	2003	2004	2005	2006	2007	Average
Residential-Single Family Units	50	51	76	73	70	63	29	59
Residential-Average Value	275,861	286,613	290,594	264,059	376,506	382,218	400,000	325,122
Residential-Est. New Value	$13,793,050	$14,617,263	$22,085,144	$19,276,307	$26,355,420	$24,079,734	$11,600,000	18,829,560
Commercial Units (Res. Equiv.)	0	0	0	0	0	0	0	0
Commercial-New Value	$0	$0	$0	$0	$0	$0	$0	0
TOTAL NEW VALUE	13,793,050	14,617,263	22,085,144	19,276,307	26,355,420	24,079,734	11,600,000	18,829,560