

Yorktown Public Library

Preliminary Financing Options
September 14, 2017

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YORKTOWN PUBLIC LIBRARY

CALCULATION OF GENERAL OBLIGATION DEBT LIMIT

As of the date of this report

2017 Certified Net Assessed Value	\$461,548,033
Divided by 3	3
Times: 2% general obligation debt issue limit	<u>2%</u>
General obligation debt issue limit	3,076,987
Less: Outstanding general obligation debt	<u>0</u>
Estimated general obligation debt capacity	<u><u>\$3,076,987</u></u>

Yorktown Public Library

Summary of Illustrative Financing Options

	Illustrative \$1,400,000 General Obligation Bonds, Series 2018 (1)			
Repayment Term	5 Years	10 Years	15 Years	19 Years
Estimated Interest Expense	\$122,625	\$292,467	\$516,353	\$735,286
Estimated Maximum Annual Payment (2)	306,936	172,943	130,825	115,860
Estimated Maximum Tax Rate Impact (3)	\$0.0632	\$0.0356	\$0.0269	\$0.0238

(1) Assumed Bonds dated Spring 2018.

(2) Based upon estimated market interest rates as of the date of this report, plus 1.0%.

(3) Based upon the certified 2017 net assessed value of \$461,548,033 for the Yorktown Public Library (the “Library”) per the Department of Local Government Finance’s Budget Order for Delaware County. Assumes 5% license excise/financial institutions factor. Per \$100 of assessed value.

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Summary of Estimated **Annual** Taxpayer Impact Illustrative \$1,400,000 General Obligation Bond (Assumes taxpayers not at Circuit Breaker Tax Cap)

Market Value of Property	Net Assessed Value (1)	5 Year Repayment Tax Rate: \$0.0632	10 Year Repayment Tax Rate: \$0.0356	15 Year Repayment Tax Rate: \$0.0269	19 Year Repayment Tax Rate: \$0.0238
\$75,000	\$16,500	\$10.43	\$5.87	\$4.44	\$3.93
100,000	32,750	20.70	11.66	8.81	7.79
131,600 (2)	53,290	33.68	18.97	14.34	12.68
150,000	65,250	41.24	23.23	17.55	15.53
200,000	97,750	61.78	34.80	26.29	23.26
Farmland	Net Assessed Value	5 Year Repayment	10 Year Repayment	15 Year Repayment	19 Year Repayment
1 Acre of Agricultural Property (3)	\$1,850	\$1.17	\$0.66	\$0.50	\$0.44
100 Acre of Agricultural Property (3)	185,000	116.92	65.86	49.77	44.03
Commercial/Rental Property	\$100,000	\$63.20	\$35.60	\$26.90	\$23.80

Note: Assumes current interest rates, plus 1.00%.

(1) Tax impact based upon net assessed valuation of home which includes the standard deduction, supplemental homestead deduction, and the mortgage deduction.

(2) Based on median home value of \$131,600 within Yorktown Town, per the U.S. Census Bureau, 2011-2015 American Community Survey 5 year Estimates.

(3) Per the Department of Local Government Finance, agricultural land is assessed at \$1,850/acre for taxes payable in 2018. Actual value will vary based on productivity factors.

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Summary of Estimated **Monthly** Taxpayer Impact Illustrative \$1,4000,000 General Obligation Bond (Assumes taxpayers not at Circuit Breaker Tax Cap)

Market Value of Property	Net Assessed Value (1)	5 Year Repayment Tax Rate: \$0.0632	10 Year Repayment Tax Rate: \$0.0356	15 Year Repayment Tax Rate: \$0.0269	19 Year Repayment Tax Rate: \$0.0238
\$75,000	\$16,500	\$0.87	\$0.49	\$0.37	\$0.33
100,000	32,750	1.72	0.97	0.73	0.65
131,600 (2)	53,290	2.81	1.58	1.20	1.06
150,000	65,250	3.44	1.94	1.46	1.29
200,000	97,750	5.15	2.90	2.19	1.94
Farmland	Net Assessed Value	5 Year Repayment	10 Year Repayment	15 Year Repayment	19 Year Repayment
1 Acre of Agricultural Property (3)	\$1,850	\$0.10	\$0.05	\$0.04	\$0.04
100 Acre of Agricultural Property (3)	185,000	9.74	5.49	4.15	3.67
Commercial/Rental Property	\$100,000	\$5.27	\$2.97	\$2.24	\$1.98

Note: Assumes current interest rates, plus 1.00%.

(1) Tax impact based upon net assessed valuation of home which includes the standard deduction, supplemental homestead deduction, and the mortgage deduction.

(2) Based on median home value of \$131,600 within Yorktown Town, per the U.S. Census Bureau, 2011-2015 American Community Survey 5 year Estimates.

(3) Per the Department of Local Government Finance, agricultural land is assessed at \$1,850/acre for taxes payable in 2018. Actual value will vary based on productivity factors.

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