

**Town of Scarborough  
Year To Date Revenues  
Through February 28, 2023**

	<b>Original Estimated <u>Revenue</u></b>	<b>Revised Estimated <u>Revenue</u></b>	<b>Actual YTD <u>Revenue</u></b>	<b>Remaining <u>Revenue</u></b>	<b>% <u>Collected</u></b>
<b><u>1100 General Fund</u></b>					
90 Taxes	30,941,690	30,941,690	28,286,689	2,655,001	91.4%
91 Interest On Delinquent Taxes	68,000	68,000	19,201	48,799	28.2%
92 Licenses And Permits	1,064,590	1,064,590	867,118	197,472	81.5%
93 Intergovernmental Revenues	6,221,504	6,221,504	4,874,186	1,347,318	78.3%
94 Charge For Services	6,992,661	6,992,661	3,232,639	3,760,022	46.2%
95 Fines Forfeits And Assessments	94,700	94,700	39,850	54,850	42.1%
96 Miscellaneous Revenues	806,341	806,341	412,239	394,102	51.1%
99 Other Financing Sources	4,499,319	4,499,319	28,238	4,471,081	0.6%
<b>Total General Fund Revenues</b>	<b>50,688,805</b>	<b>50,688,805</b>	<b>37,760,160</b>	<b>12,928,645</b>	<b>74.5%</b>
Fund 7150 Adult Education	184,370	184,370	131,836	52,534	71.5%
Fund 7100 Total School General Fund	58,801,486	58,801,486	55,466,629	3,334,857	94.3%
<b>Total School General Fund Revenues</b>	<b>58,985,856</b>	<b>58,985,856</b>	<b>55,598,465</b>	<b>3,387,391</b>	<b>94.3%</b>
<b>Grand Total</b>	<b>109,674,661</b>	<b>109,674,661</b>	<b>93,358,625</b>	<b>16,316,036</b>	<b>85.1%</b>

**8 Months = 67.00%**

94: No Rescue Revenues transferred from Special Revenue in FY23. FIRE still reconciling billing (\$1.15mm est. rev.).

99: Have not gone to bond market in FY23 (\$805k est. rev.), No TIF transfers FY23 (\$3.1mm est. rev.)

**Town of Scarborough  
Year To Date Revenues  
Through February 28, 2023**

<b><u>Selected Revenues</u></b>	<b><u>Estimated Revenue</u></b>	<b><u>Actual YTD Revenue</u></b>	<b><u>% Collected</u></b>
Excise Tax Collections	7,100,000	4,692,639.00	66.1%
State Revenue Sharing	3,135,000	2,392,955.00	76.3%
Rescue Revenues	1,150,000	-	0.0%
LRAP-Local Road Assist.	319,948	317,636.00	99.3%
Building Permits	700,000	672,249.00	96.0%
Investment Interest	100,000	38,886.00	38.9%
Plumbing Permits	45,000	30,063.00	66.8%
Electrical Permits	95,000	90,590.00	95.4%
Education Subsidy	5,003,528	3,302,492.00	66.0%

**Town General Fund Revenues by Department**

Executive (TM, HR, TC)	846,431	304,224	35.9%
Finance	7,059,153	4,489,440	63.6%
Property Taxes	23,911,090	23,912,555	100.0%
MIS	862,305	387,303	44.9%
Planning	951,050	833,308	87.6%
Community Serv	2,556,100	1,462,465	57.2%
General Assist. Misc Rev	-	-	0.0%
SEDCO	267,914	-	0.0%
Fire Dept	1,308,500	203,226	15.5%
Police Dept	866,883	333,229	38.4%
Public Works	1,637,175	963,025	58.8%
Technical/Engineering	37,553	-	0.0%
Debt	1,079,364	-	0.0%
Intergovernmental	6,218,446	4,871,385	78.3%
TIFs and Interfund Transfer	3,086,841	-	0.0%
	<b><u>50,688,805</u></b>	<b><u>37,760,160.00</u></b>	<b>74.5%</b>

General Assist. Misc. Rev. - Reimbursements not yet requested.

Technical/Engineering - Salary and Inspection Fees reimbursement not yet requested

SEDCO and TIFs adjustments typically near end of FY.

Debt - Have not gone to market in FY23.

**Town of Scarborough  
Comparative Year To Date Expenditures**

	Through February 28, 2023				
	Revised	YTD		Available	Percent
<b><u>1100 General Fund</u></b>	<b><u>Appropriation</u></b>	<b><u>Expended</u></b>	<b><u>Encumb</u></b>	<b><u>Budget</u></b>	<b><u>Used</u></b>
55 Legislative	11,573	5,787	-	5,786.00	50.0%
56 Executive	3,452,206	2,437,494	1,551.00	1,013,161.00	70.7%
57 Finance	1,355,174	765,098	2,328.00	587,748.00	56.6%
58 Management Information Systems	1,790,366	1,183,976	39,930.00	566,460.00	68.4%
59 Planning	1,283,170	774,500	2,500.00	506,170.00	60.6%
62 Community Services	3,183,759	1,936,666	30,156.00	1,216,937.00	61.8%
63 Library	1,108,633	554,317	-	554,316.00	50.0%
66 Public Health & Welfare	116,010	156,633	-	(40,623.00)	135.0%
68 SEDCo	268,510	160,395	-	108,115.00	59.7%
71 Fire Services	6,647,661	4,258,458	4,928.00	2,384,275.00	64.1%
72 Police Services	8,012,868	4,840,123	11,491.00	3,161,254.00	60.5%
81 Public Works	7,809,818	4,635,731	1,186,052.00	1,988,035.00	74.5%
83 Engineering/Technical	17,000	33,611	-	(16,611.00)	197.7%
85 Debt	6,733,651	5,719,434	-	1,014,217.00	84.9%
86 Intragovernmental	-	-	-	-	0.0%
91 County Tax	3,119,411	3,119,411	-	-	100.0%
94 Capital Equipment	2,512,066	1,885,642	357,037.00	269,387.00	89.3%
97 Other	2,335,808	-	-	2,335,808.00	0.0%
<b>Total General Fund Expenditures</b>	<b>49,757,684</b>	<b>32,467,276</b>	<b>1,635,973.00</b>	<b>15,654,435.00</b>	<b>68.5%</b>
Fund 7150 Adult Education	184,370	96,649	-	87,721.00	52.4%
Fund 7100 Total School General Fund	58,801,486	38,440,131	140,761.00	20,220,594.00	65.6%
<b>Total School General Fund Expenditures</b>	<b>58,985,856</b>	<b>38,536,780</b>	<b>140,761.00</b>	<b>20,308,315.00</b>	<b>65.6%</b>
<b>Grand Total</b>	<b>108,743,540</b>	<b>71,004,056</b>	<b>1,776,734.00</b>	<b>35,962,750.00</b>	<b>66.9%</b>

	Through February 28, 2022				
	Revised	YTD		Available	Percent
	<b><u>Appropriation</u></b>	<b><u>Expended</u></b>	<b><u>Encumb</u></b>	<b><u>Budget</u></b>	<b><u>Used</u></b>
	11,573	5,454	-	6,119.00	47.1%
	3,410,138	2,532,614	2,399.00	875,125.00	74.3%
	1,314,927	797,956	6,081.00	510,890.00	61.1%
	1,603,775	881,782	12,747.00	709,246.00	55.8%
	1,210,012	655,587	2,500.00	551,925.00	54.4%
	2,905,735	1,748,134	8,720.00	1,148,881.00	60.5%
	1,071,119	803,339	-	267,780.00	75.0%
	105,813	60,203	-	45,610.00	56.9%
	258,326	154,583	-	103,743.00	59.8%
	6,261,923	4,034,798	38,622.00	2,188,503.00	65.1%
	7,583,068	4,338,825	6,871.00	3,237,372.00	57.3%
	7,452,764	4,247,864	1,459,081.00	1,745,819.00	76.6%
	17,000	1,350	-	15,650.00	7.9%
	6,287,816	5,598,910	-	688,906.00	89.0%
	229	229	-	-	100.0%
	3,081,933	3,081,933	-	-	100.0%
	2,507,669	1,321,413	473,973.00	712,283.00	71.6%
	2,143,416	591,941	-	1,551,475.00	27.6%
	<b>47,227,236</b>	<b>30,856,915</b>	<b>2,010,994.00</b>	<b>14,359,327.00</b>	<b>69.6%</b>
	179,639	96,776	56.00	82,807.00	53.9%
	55,686,517	36,632,055	121,229.00	18,933,233.00	66.0%
	<b>55,866,156</b>	<b>36,728,831</b>	<b>121,285.00</b>	<b>19,016,040.00</b>	<b>50.9%</b>
	<b>103,093,392</b>	<b>67,585,746</b>	<b>2,132,279.00</b>	<b>33,375,367.00</b>	<b>67.6%</b>

**8 Months = 67.00%**

**NOTES:**

57: Savings due to staff openings.

63: Library receives quarterly payments.

85: Interest only payment in May remaining for FY23.

91: Entire payment has been made. Calendar will catch up.

97: TIF transfers have not been completed for FY23.

Year To Date Education Expenditures  
Through February 28, 2023

<b>Education:</b>	<b><u>Original</u></b> <b><u>Appropriation</u></b>	<b><u>Revised</u></b> <b><u>Budget</u></b>	<b><u>YTD</u></b> <b><u>Expended</u></b>	<b><u>Encumb</u></b>	<b><u>Available</u></b> <b><u>Budget</u></b>	<b><u>Percent</u></b> <b><u>Used</u></b>
Regular instruction	36,216,196	36,216,196	23,493,638	49,785	12,672,773	65.0%
Improvement of instruction	902,090	902,090	595,427	1,205	305,458	66.1%
Special services	5,627,716	5,627,716	3,602,263	13,080	2,012,373	64.2%
General & special administration	309,961	309,961	216,975	-	92,986	70.0%
Board of education	36,971	36,971	22,571	462	13,938	62.3%
Office of the superintendent	896,492	896,492	541,635	1,250	353,607	60.6%
Business administration	2,438,522	2,438,522	1,551,576	349	886,597	63.6%
Transportation	2,059,134	2,059,134	1,123,992	-	935,142	54.6%
Operation and maintenance of plant	4,601,844	4,601,844	2,949,845	74,630	1,577,369	65.7%
Adult Education	184,370	184,370	96,649	-	87,721	52.4%
Food Service Allocation	-	-	-	-	-	0.0%
Debt service	5,712,560	5,712,560	4,342,209	-	1,370,351	76.0%
<b>Total Education</b>	<b>58,985,856</b>	<b>58,985,856</b>	<b>38,536,780</b>	<b>140,761</b>	<b>20,308,315</b>	<b>65.6%</b>

# Fund Balance



# Town Fiscal Policy

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Unassigned Fund Balance is the residual amount of Fund Balance in the **General Fund**. It represents the resources available for future spending. An appropriate level of Unassigned Fund Balance should be maintained in the General Fund in order to cover unexpected expenditures and revenue shortfalls.

In the event of projected revenue shortfalls, it is the responsibility of the Town Manager to report the projections to the Town Council's Finance Committee on a quarterly basis and will include an outline of recommended Management actions to address any shortfall.

The Town has set a **goal**, through this Fund Balance Policy, to maintain the level of Unassigned Fund Balance equal to 10.0% of the Town's Operating Budget for the prior fiscal year and to not fall below 8.33% (or 1/12) of the Town's Operating Budget.



# Town Fiscal Policy (cont.)

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Policy statement: **Unrestricted Fund Balance** as a Percentage of Revenues: The level of **unrestricted fund balance** will not be allowed to drop below 8% of annual revenues with a goal of building **unrestricted fund balance** to 12% of annual revenues.

Unrestricted Fund Balance:

Total Fund Balance

Less:

Nonspendable Fund Balance

Restricted Fund Balance

**In other words, the total of Committed, Assigned, and Unassigned Fund Balances.**



# Town Fiscal Policy (cont.)

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## Inconsistencies:

The Town has set a goal, through this Fund Balance Policy, to maintain the level of **Unassigned Fund Balance** equal to 10.0% of the Town's Operating Budget for the prior fiscal year and to not fall below 8.33% (or 1/12) of the Town's Operating Budget.

Policy statement: **Unrestricted Fund Balance** as a Percentage of Revenues: The level of unrestricted fund balance will not be allowed to drop below 8% of annual revenues with a goal of building unrestricted fund balance to 12% of annual revenues.

***Staff has always reported and tracked "Unrestricted Fund Balance" for purposes of policy compliance. The bond ratings agencies favor this methodology for assessing adequate fund balance.***





# Town Fiscal Policy (cont.)

	FY17	FY18	FY19	FY20	FY21
Revenues	82,167,224	84,250,061	90,776,202	94,004,857	98,215,569
Committed - GF	400,241	393,512	441,099	454,912	548,600
Assigned - GF	1,676,064	1,975,852	2,122,165	2,615,666	2,876,553
Assigned - Education	2,102,464	500,000	352,643	700,000	1,030,000
Unassigned - Town	6,893,626	7,386,943	8,211,760	7,701,960	6,294,296
Total Unrestricted Fund Balance Per ACFR	<u>11,072,395</u>	<u>10,256,307</u>	<u>11,127,667</u>	<u>11,472,538</u>	<u>10,749,449</u>
Unrestricted Fund Balance Percentage of Revenues	13.48%	12.17%	12.26%	12.20%	10.94%
Unassigned Fund Balance Per ACFR	6,893,626	7,386,943	8,211,760	7,701,960	6,294,296
Budgeted Expenses (prior year)	77,616,047	81,894,558	83,673,671	88,086,163	94,056,204
Fund Balance as % of Prior Year Budgeted Expenditures	8.88%	9.02%	9.81%	8.74%	6.69%
Unassigned Fund Balance Per Joe Cuetara Presentation	6,893,626	7,386,943	8,211,760	7,701,960	7,567,648
Budgeted Expenses (prior year)	77,616,047	81,894,558	83,673,671	88,086,163	94,056,204
Fund Balance as % of Prior Year Budgeted Expenditures	8.88%	9.02%	9.81%	8.74%	8.05%



# Interesting Facts



## Scarborough Downs

### INCREASED ASSESSED VALUE & TAX REVENUE BREAKDOWN

	ACTUAL HISTORIC DATA				ESTIMATE ONLY
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
The Downs: Crossroads LLC CEA					
<i>Mil Rate →</i>	<u>4/1/2019</u> 14.70	<u>4/1/2020</u> 14.86	<u>4/1/2021</u> 15.02	<u>4/1/2022</u> 15.39	* <u>4/1/2023</u> 15.85
<b>Assessment Data</b>					
Total Taxable Assessed Value	17,608,590	46,409,413	75,095,117	130,833,024	179,708,000
Original Assessed Value	7,265,700	7,265,700	7,265,700	7,265,700	7,265,700
Total Increased Assessed Value	10,342,890	39,143,713	67,829,417	123,567,324	172,442,300
<b>YoY New Value Created →</b>	10,342,890	28,800,823	28,685,704	55,737,907	48,874,976
<b>Property Tax Revenue Breakdown</b> (From Newly Created Value or "IAV")					
General Fund Revenue	\$86,663	\$331,555	\$580,715	\$0	\$0
CEA Revenue to Developer (40%)	\$60,816	\$232,670	\$407,519	\$760,680	\$1,093,284
TIF Revenue to Town	<u>\$4,561</u>	<u>\$17,450</u>	<u>\$30,564</u>	<u>\$1,141,021</u>	<u>\$1,639,926</u>
Total Revenue from Increased Value	\$152,040	\$581,676	\$1,018,798	\$1,901,701	\$2,733,210
	TIF = 3% Capture of IAV			TIF = 100% Capture of IAV	

#### Cumulative 5 Year Totals

(Including Estimated Projections for FY24)

Town General Fund	CEA to Developer	Town TIF
\$998,933	\$2,554,970	\$2,833,522

#### Notes:

~ Years 1-4 represent actual historic data, while year 5 is *ESTIMATED* based on preliminary assessment projections and modeling a 3% Mil Rate increase (15.85). Actual year 5 data will not be determined until FY24 Tax Commitment in August, 2023.

~ Years 1-3 TIF Capture Rate of IAV was 3%. As of Year 4, TIF Capture Rate increased to 100%.

## Modeling Illustration: Impact of New Growth Valuation on Tax Rate

(From Residential & Multi-Family Apartments Sources)

Assess Date	Year-Over-Year Sources of New Assessed Value				
	Residential	Comm. Apts	Combined	Cumulative	
4.1.2020	64,351,000	22,731,700	87,082,700		
4.1.2021	60,208,000	6,745,500	66,953,500	154,036,200	← 2 years
4.1.2022	86,341,000	9,932,300	96,273,300	250,309,500	← 3 years

ACTUAL: Approved/Committed				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,727,230,976	14.86	1.09%	\$70,246,652
2022	4,845,682,776	15.02	1.08%	\$72,782,155
2023	4,988,176,876	15.39	2.46%	\$76,768,042

Annual Prop. Taxes If Assessed Value = 400,000	
FY	Actual Taxes
21	\$5,944
22	\$6,008
23	\$6,156

MODELING: If Less Growth				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,640,148,276	15.14	2.99%	\$70,246,652
2022	4,691,646,576	15.51	2.44%	\$72,782,155
2023	4,737,867,376	16.20	4.45%	\$76,768,042

FY	Modeling Taxes
21	\$6,056
22	\$6,204
23	\$6,480

### SUMMARY ACTUAL vs. LESS GROWTH (400k home)

Fiscal Year	Modeling Taxes	Actual Taxes	Difference
2021	\$6,056	\$5,944	\$112
2022	\$6,204	\$6,008	\$196
2023	\$6,480	\$6,156	\$324

Total Savings Over 3 Years → **\$632** \*

\* Cumulative savings over 3 Years = \$1.58 / 1,000 value

#### Modeling Assumptions:

~ Modeling utilized same Annual Tax Levy as Actual FY Approved Budgets

so if Total Assessed Value was Lower due to Less Growth, Tax Rate would have been Higher

## TAX RATE MODELING ILLUSTRATION

If Year-Over-Year Tax Rate Change Had Been +3% FY21 → FY23

<b>ACTUAL: Approved/Committed</b>				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,727,230,976	14.86	1.09%	\$70,246,652
2022	4,845,682,776	15.02	1.08%	\$72,782,155
2023	4,988,176,876	15.39	2.46%	\$76,768,042

<b>MODELING: If 3% Annual YoY Tax Rate Increase</b>				
Fiscal Year	Taxable Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy
2020	<i>Revaluation Year</i>	14.70		
2021	4,727,230,976	15.14	3.00%	\$71,570,277
2022	4,845,682,776	15.59	3.00%	\$75,544,194
2023	4,988,176,876	16.06	3.00%	\$80,110,121

### SUMMARY ACTUAL vs. 3 %

Fiscal Year	Modeling Tax Levy	Actual Tax Levy	Difference
2021	\$71,570,277	\$70,246,652	\$1,323,625
2022	\$75,544,194	\$72,782,155	\$2,762,039
2023	\$80,110,121	\$76,768,042	\$3,342,079

Total Over 3 Years → **\$7,427,743**