
**CONSOLIDATION
FISCAL STUDY**

FOR THE

**TOWN OF PENDLETON
AND
FALL CREEK TOWNSHIP**

August 15, 2023

Prepared by:



**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

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August 15, 2023

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Town of Pendleton
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CONSULTANTS' FINANCIAL MANAGEMENT REPORT

This report is directed toward providing information for your review and consideration relative to the financial impact of the possible merger of the Town of Pendleton and Fall Creek Township. The report is designed to provide information that may be helpful to Town and Township officials in their role as managers of the Town and Township.

In the preparation of these schedules, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected, and the resulting differences could be material. We have no responsibility to prepare subsequent reports or update the schedules.

Baker Tilly Municipal Advisors, LLC

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

AREA DESCRIPTION

A. Proposed Consolidation Area

The proposed consolidation area includes the Town of Pendleton and the unincorporated area of Fall Creek Township in Madison County, Indiana.

B. Current Population

The current population of the proposed consolidation area is 14,949, based on the 2020 Census.

	<u>2020 Census</u>	<u>% of Total</u>
Pendleton Town	4,717	31.6%
Fall Creek Township (unincorporated)	10,232	68.4%
Total	14,949	100.0%

C. Net Assessed Valuation

The net assessed valuation of the affected taxing districts are shown below (based on the 2023 certified net assessed values).

	<u>2023 NAV</u>	<u>% of Total</u>
<u>Taxing Districts:</u>		
Fall Creek Township (012)	\$361,699,874	55.1%
Pendleton Town (013)	258,855,576	
Pendleton Fall Creek AG (043)	964,701	
Pendleton Green Township (041)	33,961,507	
Pendleton Green Ag (042)	892,881	
Subtotal	294,674,665	44.9%
Total NAV	\$656,374,539	100.0%

Note: Although the Pendleton Fire Territory levies property taxes in the unincorporated portion of Green Township, the Township is not included in the possible merger.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

NON-CAPITAL SERVICES

Cost of Services

The standard and scope of non-capital services currently delivered within the Town of Pendleton and the Unincorporated Fall Creek Township (UFCT) were evaluated to determine the funding to provide capital and non-capital services in a manner equivalent in standard and scope to services that are currently provided within the Town and UFCT.

Fire, EMS, park, and library services have been shared and co-funded by the Town and Township for decades.

The intent is to maintain or improve the services provided under consolidation in a revenue neutral manner whenever possible.

A. Fire Protection

Both Pendleton and UFCT fire protection is provided by South Madison Fire Protection Territory (SMFPT). The tax levy for the SMFPT is separate and will not be affected if the consolidation occurs, or not.

Fire protection will be property tax revenue neutral under consolidation.

B. Street Maintenance

Currently, Madison County maintains the county roads in UFCT and Pendleton provides street maintenance and snow plowing in the town boundaries. Both entities fund road maintenance through the state gas tax which is distributed based on road miles and population.

Road maintenance can be either phased in or immediately come under the Consolidated Town upon consolidation. Because road maintenance is funded by Indiana gas tax and paid based on a formula of road mileage and population, the fiscal impact is the same whether the Consolidated Town or County is conducting the maintenance. It should be noted that Pendleton uses \$200,000 per year of property tax revenue for the street department of which \$100,000 is used for cemetery maintenance and the other \$100,000 is used for non-street projects.

Since road maintenance is funded by gas tax, it would be property tax revenue neutral under consolidation.

C. Police Services

Currently the Madison County Sheriff's Department (MCSD) provides police protection and law enforcement services in all unincorporated areas of Madison County, including UFCT. The Town provides police protection within the current Town boundaries. Both agencies work closely and respond to each other's calls for service as necessary.

The most likely structure for police services under a consolidation plan is to phase in the Pendleton Police Department to cover the former unincorporated areas. This would be done by adding two police officers per year for each of the first three years, for a total of six additional officers.

The six new officers are intended to replace the current services provided by the MCSD and does not take into account any additional officers that may be needed due to population growth outside of consolidation. It is assumed MCSD will supplement police services during the phase-in period, since MCSD will continue police services in the unincorporated areas surrounding the Consolidated Town.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

NON-CAPITAL SERVICES

(Cont'd)

C. Police Services (Cont'd)

The expansion of police services into the UFCT area will result in increased expenditures over a three-year period of \$240,000/per year for salaries of two officers plus a one-time purchase of \$50,000 per officer for a police vehicle. Police services will be funded by the anticipated increase of local income tax attributable to the phase-in of the fire territory's property tax levy and therefore, will be property tax revenue neutral.

D. Township Assistance

Fall Creek Township currently provides township assistance services (poor relief) to all township residents. Under the consolidation plan, it is most likely the Consolidated Town will absorb township administration to handle these types of services.

The position will be funded with local income tax at the same amount as the current Township Trustee's salary and therefore, it is property tax revenue neutral under consolidation.

E. Trash Collection and Recycling

Madison County does not provide solid waste disposal to UFCT and residents contract separately with private services. Trash (optional recycling) is required and currently provided to residents in Pendleton under a fee for services based on a five-year bidding contract and is not funded by property taxes. Commercial pickup in Pendleton is not part of the service contract.

The most likely scenario under the consolidation plan is to have former UFCT developed areas added to the existing Pendleton fee-based trash services. Most likely for all undeveloped areas of the Consolidated Town, residential trash collection and recycling would be optional.

Since trash collection is a fee-based service and not funded by property tax, this service would be property tax revenue neutral under consolidation.

F. Weed Control

Currently, weed control is provided by Fall Creek Township. Upon consolidation, the most likely plan is to have the same level of service as currently budgeted for Fall Creek Township.

Therefore, this service would be property tax revenue neutral under consolidation.

G. Cemeteries

Currently, there are four cemeteries administered and maintained by the Fall Creek Township Trustee and one cemetery under the Town of Pendleton.

The most likely scenario under a consolidation plan is to maintain the same level of maintenance on all cemeteries as it exists now.

This service is based on current budgeting and therefore would be property tax revenue neutral under consolidation.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

NON-CAPITAL SERVICES

(Cont'd)

H. Parks

Park services are currently funded jointly by both the Town and Township property taxpayers. A uniform property tax is levied on properties located in Pendleton and Fall Creek Township to fund park maintenance and operations. The most likely scenario under a consolidation plan is to maintain the current levy. Therefore, this service would be property tax revenue neutral under consolidation.

I. Stormwater Utility

Currently, the Town has a monthly stormwater flat fee of \$12 per month for residential, undeveloped, and agricultural properties (adjacent owned parcels are combined and assumed as one property). Commercial property fees are calculated based on impervious area. Developers are required to place new stormwater facilities in new developments and to improve town or county adjacent drains.

Madison County maintains drainage assessment jurisdiction for all areas of the county, which includes legal drains within Pendleton boundaries. Since the recent enactment of the stormwater fee, the Town has reconstructed drains and has formally taken over maintenance of four county legal drains.

The most likely plan under consolidation, is to conduct a new study to determine maintenance and reconstruction projects of existing drains, and new projects. Most likely, two different fee rates will be established. One rate for the developed areas and another for the undeveloped and agricultural areas of the consolidated Town. Either rate would most likely be equal to or less than the current rate.

Since this is a fee-based service, it would be property tax revenue neutral under consolidation.

J. Governmental Administrative Services

All current town administrative services are substantially and proportionally subsidized by water and electric revenue.

All non-capital services of the administration will be available and in a manner equivalent in standard and scope throughout the Consolidated Town. Most likely the consolidation plan would call for the township trustee's office functions to continue by the Town and would be budgeted at the current amount.

Most likely under the consolidation plan, the Consolidated Town would be expanded to seven Town Council seats and new districts would be drawn following the requirements of state law.

The services under the consolidation plan would most likely be property tax revenue neutral under consolidation.

K. Wastewater

The sanitary sewers in Fall Creek, Green, Adams Township, Pendleton, Ingalls, Markleville, and the Indiana Reformatory are under the jurisdiction of Fall Creek Regional Waste District (FCRWD). Therefore, policies and fees would continue to be established by the FCRWD and would not be affected by consolidation.

Wastewater services under the consolidation plan would be funded by fees set by the FCRWD and therefore, would be property tax revenue neutral under consolidation.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

CAPITAL IMPROVEMENTS

Cost of Services

Generally, non-development, capital improvement projects are funded by grants and fee-based services such as electric and water revenues, stormwater fees, and gas tax revenue. Tax Increment Financing (TIF) is another source of financing capital project

The strategy most likely employed for development driven capital project under the consolidation plan is to have “growth pay for growth” to the extent possible by developers through impact fees, system development fees, and directly constructing capital projects related to their project.

A. Electric Service

The electric territories in this area have already been set by the Indiana Utility Regulatory Commission (IURC) and all electric service provider areas would continue as they exist. All Pendleton Electric Utility capital projects are currently funded by developers, the electric capital fund and system development fees.

Electric service and capital projects are fee based and/or developer funded and therefore, would be property tax revenue neutral.

B. Pendleton Water Utility

Currently, Pendleton Water Utility is a municipal owned utility that supplies water to the developed areas of Pendleton and residents in the UFCT are supplied by private wells.

Currently, when development does occur in Town, developers would be required to pay the cost of extending mains and installing the distribution system. It is assumed this policy would continue under the consolidation plan.

It is also anticipated, under a consolidation plan, existing residents will not be required to hook up to Pendleton Water Utility, however new developments will be required to connect to the water utility in order to protect the ground water table and existing private wells, and minimize future capital costs of water treatment plant expansion.

Water service and capital projects are fee based or developer funded, therefore would be property tax revenue neutral.

C. Stormwater

Capital projects for stormwater are predominantly either reconstruction of existing drains or new drains due to new developments. Under consolidation, the current town policy of requiring developers to fund new drainage projects would most likely continue.

Capital projects related to existing stormwater infrastructure will most likely be funded by the stormwater fee under consolidation.

Stormwater capital projects are funded either by developers or stormwater fee, therefore would be property tax revenue neutral.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

CAPITAL IMPROVEMENTS

(Cont'd)

D. Street Construction

Most likely construction of any new streets within developments in the Consolidated Town will be the responsibility of the appropriate developer. Construction of existing and adjacent roads will be funded by state gas tax revenue, grants, road impact fees and/or developers.

Funding of street and road construction projects are most likely to be property tax revenue neutral.

E. Parks

Falls Park is a department of the Town of Pendleton that has an Extended Service Area for the residents of the unincorporated areas of Fall Creek Township. The levy for the park has already existed since the 1970s for town and township properties.

A park impact fee exists for development within the current Pendleton town boundaries; however, it currently does not apply to developments within UFCT. The consolidation plan would most likely include impact fees for developers in all areas of the Consolidated Town.

Park and trail facilities would be placed into all areas of the Consolidated Town and would be funded by the existing levy, park impact fees, grants, developers, and land donations.

Funding of the park system is already under an existing levy and would most likely be property tax revenue neutral.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

FISCAL IMPACT

It is assumed that the effective date of the consolidation would be December 31, 2024, or later. Based on the assumed effective date, property owners in Fall Creek Township will not pay property taxes to the Town until 2025, or until parcels are no longer considered municipal tax-exempt.

It is anticipated that there will be the following additional costs post-consolidation:

- Two full-time police officers and two police vehicles, at \$120,000 per officer and \$50,000 per vehicle for each of the first three years.

It is assumed that funding available for road maintenance per road mileage would increase after consolidation (see pages 18 - 19) due to the slight variation in how MVH and LRS funds are calculated for towns versus county roads.

It is anticipated that the Town will realize a decrease in its property tax levy as a result of the consolidation; however, property tax caps may continue to have a significant impact on property tax collections. No property tax liability impact is anticipated for the unincorporated area of Fall Creek Township.

If there is a shortfall in revenue from the consolidation, the consolidated Town may seek a Three-Year Growth maximum levy appeal or use other available funding sources to pay for the services described in this plan.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ASSUMED INDEBTEDNESS

The Consolidated Town will assume and pay any unpaid bonds or other obligations of Fall Creek Township existing at the effective date of the consolidation. Debt service tax rates will be levied on the same tax base as the current Township debt service tax rates.

Fall Creek Township currently has one property tax supported debt outstanding for a fire truck. The debt matures on December 30, 2024.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA

SCHEDULE OF NET CASH FLOWS BY FUND

POST-CONSOLIDATION - YEAR 1

Index	Administration	Police	Township Assistance	Motor Vehicle Highway	Local Road and Street	Cemetery	Parks	Civil Debt Service	Park Debt Service	Cumulative Capital Development	Fire Territory - Operating	Fire Territory - ERF	Totals
1	Estimated Receipts:												
2	Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593,067	\$ 153,749	\$ 513,801	\$ 54,062	\$ 5,529,336	\$ 319,888	\$ 7,163,903
3	Circuit Breaker Tax Credits	-	-	-	-	-	(136,405)	(327)	(2,106)	(12,434)	(1,271,747)	(73,574)	(1,496,593)
4	Vehicle Excise Tax	-	-	-	-	-	29,653	7,687	25,690	2,703	276,467	15,994	358,194
5	LIT - Certified Shares	147,600	1,255,104	29,822	-	-	-	-	-	-	-	-	1,441,605
6	LIT - Public Safety	-	1,122,109	-	-	-	-	-	-	-	-	-	1,122,109
7	MVH Distribution	-	-	-	618,199 (1)	-	-	-	-	-	-	-	618,199
8	LRS Distribution	-	-	-	-	275,708 (1)	-	-	-	-	-	-	275,708
9	Cemetery Receipts	-	-	-	-	-	-	-	-	-	-	-	-
10	Park Receipts	-	-	-	-	-	565,000	-	-	-	-	-	565,000
11	Court Costs and Fees	40,000	-	-	-	-	-	-	-	-	-	-	40,000
12	Wheel Tax/Surtax	-	-	-	100,000	-	-	-	-	-	-	-	100,000
13	Alcohol Tax	11,291	-	-	-	-	-	-	-	-	-	-	11,291
14	Riverboat Distribution	-	257,787	-	-	-	-	-	-	-	-	-	257,787
15	Cigarette Tax	2,406	-	-	-	-	-	-	-	-	-	-	2,406
16	Licenses and Permits	260,000	-	-	-	-	-	-	-	-	-	-	260,000
17	Charges for Services	113,600	-	-	-	-	-	-	-	-	-	-	113,600
18	EMS Fees	-	-	-	-	-	-	-	-	-	450,000	-	450,000
19	PILOT	64,685	131,251	-	-	-	-	-	-	-	-	-	195,936
20													
21	Total Estimated Receipts	639,582	2,766,251	29,822	718,199	275,708	9,079	1,051,315	161,109	537,385	4,984,056	262,308	11,479,145
22													
23	Estimated Disbursements	491,982	2,039,550	29,822	718,199 (2)	275,708 (2)	9,079	1,051,315	165,303	44,331	4,984,056	262,308	10,620,136
24													
25	Net Cash Flow	\$ 147,600	\$ 726,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,194) (3)	\$ (11,098) (3)	\$ -	\$ -	\$ 859,009
26													
27													
28	Est. Net Assessed Value	\$ 706,650,230	\$ 706,650,230	\$ 707,715,012	\$ 706,650,230	\$ 706,650,230	\$ 707,715,012	\$ 707,715,012	\$ 312,497,723	\$ 707,715,012	\$ 312,497,723	\$ 960,625,515	\$ 960,625,515
29													
30	Property Tax Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.0838	\$ 0.0492	\$ 0.0726	\$ 0.0173 (4)	\$ 0.5756	\$ 0.0333	\$ 0.8318

Notes:

- (1) MVH and LRS distributions assume an increase in population and road mileage associated with the consolidation.
- (2) MVH and LRS disbursements are based on estimated revenue sources.
- (3) Net cash flow may be negative for debt services funds. Cash reserves are limited to the lesser of 15% of the total payments the following budget year or the first payment in the following budget year.
- (4) Assumes the CCD Fund rate will not exceed the 2023 certified rate of \$.0173.

CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA

SCHEDULE OF NET CASH FLOWS BY FUND

POST-CONSOLIDATION - YEAR 2

Index		Administration	Police	Township Assistance	Motor Vehicle Highway	Local Road and Street	Cemetery	Parks	Civil Debt Service	Park Debt Service	Cumulative Capital Development	Fire Territory - Operating	Fire Territory - ERF	Totals
1	Estimated Receipts:													
2	Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 622,127	\$ 161,049	\$ 541,801	\$ 56,591	\$ 5,800,273	\$ 337,888	\$ 7,519,729
3	Circuit Breaker Tax Credits	-	-	-	-	-	-	(143,089)	(343)	(2,220)	(13,016)	(1,334,063)	(77,714)	(1,570,445)
4	Vehicle Excise Tax	-	-	-	-	-	-	31,106	8,052	27,090	2,830	290,014	16,894	375,986
5	LIT - Certified Shares	147,600	1,523,692	29,822	-	-	9,079	-	-	-	-	-	-	1,710,193
6	LIT - Public Safety	-	1,201,921	-	-	-	-	-	-	-	-	-	-	1,201,921
7	MVH Distribution	-	-	-	618,199 (1)	-	-	-	-	-	-	-	-	618,199
8	LRS Distribution	-	-	-	-	275,708 (1)	-	-	-	-	-	-	-	275,708
9	Cemetery Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Park Receipts	-	-	-	-	-	-	565,000	-	-	-	-	-	565,000
11	Court Costs and Fees	40,000	-	-	-	-	-	-	-	-	-	-	-	40,000
12	Wheel Tax/Surtax	-	-	-	100,000	-	-	-	-	-	-	-	-	100,000
13	Alcohol Tax	11,291	-	-	-	-	-	-	-	-	-	-	-	11,291
14	Riverboat Distribution	-	257,787	-	-	-	-	-	-	-	-	-	-	257,787
15	Cigarette Tax	2,406	-	-	-	-	-	-	-	-	-	-	-	2,406
16	Licenses and Permits	260,000	-	-	-	-	-	-	-	-	-	-	-	260,000
17	Charges for Services	113,600	-	-	-	-	-	-	-	-	-	-	-	113,600
18	EMS Fees	-	-	-	-	-	-	-	-	-	-	450,000	-	450,000
19	PILOT	64,685	131,251	-	-	-	-	-	-	-	-	-	-	195,936
20														
21	Total Estimated Receipts	<u>639,582</u>	<u>3,114,651</u>	<u>29,822</u>	<u>718,199</u>	<u>275,708</u>	<u>9,079</u>	<u>1,075,144</u>	<u>168,758</u>	<u>566,671</u>	<u>46,405</u>	<u>5,206,224</u>	<u>277,068</u>	<u>12,127,311</u>
22														
23	Estimated Disbursements (2)	<u>491,982</u>	<u>2,379,550</u>	<u>29,822</u>	<u>718,199</u>	<u>275,708</u>	<u>9,079</u>	<u>1,075,144</u>	<u>165,303</u>	<u>548,483</u>	<u>46,405</u>	<u>5,206,224</u>	<u>277,068</u>	<u>11,222,967</u>
24														
25	Net Cash Flow	<u>\$ 147,600</u>	<u>\$ 735,101</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,455</u>	<u>\$ 18,188</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 904,344</u>
26														
27														
28	Est. Net Assessed Value	\$ 745,323,853	\$ 745,323,853	\$ 746,419,003	\$ 745,323,853	\$ 745,323,853	\$ 746,419,003	\$ 746,419,003	\$ 327,115,964	\$ 746,419,003	\$ 327,115,964	\$ 1,013,623,451	\$ 1,013,623,451	
29														
30	Property Tax Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.0833	\$ 0.0492	\$ 0.0726	\$ 0.0173 (3)	\$ 0.5722	\$ 0.0333	\$ 0.8280

Notes:

- (1) MVH and LRS Distributions assume an increase in population and road mileage associated with the consolidation.
- (2) Disbursements are based on available revenue sources for all funds except Police. Police assumes the addition of 2 police officers.
- (3) Assumes the CCD Fund rate will not exceed the 2023 certified rate of \$.0173.

CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA

SCHEDULE OF NET CASH FLOWS BY FUND

POST-CONSOLIDATION - YEAR 3														
Index		Administration	Police	Township Assistance	Motor Vehicle Highway	Local Road and Street	Cemetery	Parks	Civil Debt Service	Park Debt Service	Cumulative Capital Development	Fire Territory - Operating	Fire Territory - ERF	Totals
1	Estimated Receipts:													
2	Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 651,989	\$ 165,549	\$ 559,801	\$ 58,253	\$ 6,078,686	\$ 348,888	\$ 7,863,166
3	Circuit Breaker Tax Credits	-	-	-	-	-	-	(149,957)	(353)	(2,294)	(13,398)	(1,398,098)	(80,244)	(1,644,344)
4	Vehicle Excise Tax	-	-	-	-	-	-	32,599	8,277	27,990	2,913	303,934	17,444	393,157
5	LIT - Certified Shares	98,400	1,650,059	29,822	-	-	9,079	-	-	-	-	-	-	1,787,360
6	LIT - Public Safety	-	1,248,124	-	-	-	-	-	-	-	-	-	-	1,248,124
7	MVH Distribution	-	-	-	618,199	(1)	-	-	-	-	-	-	-	618,199
8	LRS Distribution	-	-	-	-	275,708	(1)	-	-	-	-	-	-	275,708
9	Cemetery Receipts	-	-	-	-	-	80,000	-	-	-	-	-	-	80,000
10	Park Receipts	-	-	-	-	-	-	565,000	-	-	-	-	-	565,000
11	Court Costs and Fees	40,000	-	-	-	-	-	-	-	-	-	-	-	40,000
12	Wheel Tax/Surtax	-	-	-	100,000	-	-	-	-	-	-	-	-	100,000
13	Alcohol Tax	11,291	-	-	-	-	-	-	-	-	-	-	-	11,291
14	Riverboat Distribution	-	257,787	-	-	-	-	-	-	-	-	-	-	257,787
15	Cigarette Tax	2,406	-	-	-	-	-	-	-	-	-	-	-	2,406
16	Licenses and Permits	260,000	-	-	-	-	-	-	-	-	-	-	-	260,000
17	Charges for Services	113,600	-	-	-	-	-	-	-	-	-	-	-	113,600
18	EMS Fees	-	-	-	-	-	-	-	-	-	-	450,000	-	450,000
19	PILOT	64,685	131,251	-	-	-	-	-	-	-	-	-	-	195,936
20														
21	Total Estimated Receipts	<u>590,382</u>	<u>3,287,221</u>	<u>29,822</u>	<u>718,199</u>	<u>275,708</u>	<u>89,079</u>	<u>1,099,631</u>	<u>173,473</u>	<u>585,497</u>	<u>47,768</u>	<u>5,434,522</u>	<u>286,088</u>	<u>12,617,390</u>
22														
23	Estimated Disbursements (2)	<u>491,982</u>	<u>2,719,550</u>	<u>29,822</u>	<u>718,199</u>	<u>275,708</u>	<u>89,079</u>	<u>1,099,631</u>	<u>165,303</u>	<u>548,483</u>	<u>47,768</u>	<u>5,434,522</u>	<u>286,088</u>	<u>11,906,135</u>
24														
25	Net Cash Flow	<u>\$ 98,400</u>	<u>\$ 567,671</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,170</u>	<u>\$ 37,014</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 711,255</u>
26														
27														
28	Est. Net Assessed Value	\$ 769,964,397	\$ 769,964,397	\$ 771,107,846	\$ 769,964,397	\$ 769,964,397	\$ 771,107,846	\$ 771,107,846	\$ 336,721,488	\$ 771,107,846	\$ 336,721,488	\$ 1,046,912,302	\$ 1,046,912,302	
29														
30	Property Tax Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.0846	\$ 0.0492	\$ 0.0726	\$ 0.0173 (3)	\$ 0.5806	\$ 0.0333	\$ 0.8376

Notes:

- (1) MVH and LRS Distributions assume an increase in population and road mileage associated with the consolidation.
- (2) Disbursements are based on available revenue sources for all funds except Police. Police assumes the addition of 2 police officers.
- (3) Assumes the CCD Fund rate will not exceed the 2023 certified rate of \$.0173.

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ILLUSTRATIVE SUMMARY OF ESTIMATED TAX LIABILITY IMPACT
Fall Creek Township (012)

	Est. Property Tax Rate	Illustrative Annual Impact				
		\$100,000 Home Value	\$182,400 Median Home Home Value	\$200,000 Home Value	\$500,000 Agricultural Land	\$500,000 Commercial/ Industrial Value
		(1)	(1)(2)	(1)	(3)	(4)
Year 1 of Consolidation						
Baseline District Rate (5)	\$2.5373	\$790.30	\$1,824.00	\$2,000.00	\$ 10,000.00	\$ 11,690.74
Illustrative Tax Rate - Assumes Consolidation	2.5373	790.30	1,824.00	2,000.00	10,000.00	11,690.74
Difference	<u>\$0.0000</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
% Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Year 2 of Consolidation						
Year 1 Tax Rate	\$2.5373	\$790.30	\$1,824.00	\$2,000.00	\$10,000.00	\$11,690.74
Illustrative Tax Rate - Assumes Consolidation	2.5335	789.11	1,824.00	2,000.00	10,000.00	11,673.25
Difference	<u>(\$0.0038)</u>	<u>(\$1.19)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$17.49)</u>
% Change	-0.1%	-0.2%	0.0%	0.0%	0.0%	-0.1%
Year 3 of Consolidation						
Year 2 Tax Rate	\$2.5335	\$789.11	\$1,824.00	\$2,000.00	\$10,000.00	\$11,673.25
Illustrative Tax Rate - Assumes Consolidation	2.5431	792.10	1,824.00	2,000.00	10,000.00	11,717.49
Difference	<u>\$0.0096</u>	<u>\$2.99</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$44.24</u>
% Change	0.4%	0.4%	0.0%	0.0%	0.0%	0.4%

Notes:

- (1) Includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a homestead residential parcel, is applied.
- (2) Represents the Median Home Value for Pendleton/Fall Creek Township, per the 2021 American Community Survey 5-year estimates of the U.S. Census Bureau.
- (3) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for agricultural land, is applied.
- (4) Assumes no exemptions or deductions for commercial property. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
- (5) Based upon 2023 certified, per the 2023 Madison County Budget Order and adjusted for the 2nd year phase-in of the Fire Territory property tax levy.
- (6) Residential homestead property valued at \$161,000 and above are at the tax caps for 2023. All agricultural, non-homestead residential, and residential rental property values are at the 2% tax caps for 2023. No 3% properties are at the tax caps for 2023.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ILLUSTRATIVE SUMMARY OF ESTIMATED TAX LIABILITY IMPACT
Pendleton Town (013)

	Est. Property Tax Rate	Illustrative Annual Impact				
		\$100,000 Home Value	\$182,400 Median Home Home Value	\$200,000 Home Value	\$500,000 Agricultural Land	\$500,000 Commercial/ Industrial Value
		(1)	(1)(2)	(1)	(3)	(4)
Year 1 of Consolidation						
Baseline District Rate (5)	\$2.9520	\$ 919.47	\$ 1,824.00	\$ 2,000.00	\$ 10,000.00	\$ 13,601.49
Illustrative Tax Rate - Assumes Consolidation	2.6038	811.00	1,824.00	2,000.00	10,000.00	11,997.14
Difference	<u>(\$0.3482)</u>	<u>(\$108.46)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,604.35)</u>
% Change	-11.8%	-11.8%	0.0%	0.0%	0.0%	-11.8%
Year 2 of Consolidation						
Year 1 Tax Rate	\$2.6038	\$811.00	\$1,824.00	\$2,000.00	\$10,000.00	\$11,997.14
Illustrative Tax Rate - Assumes Consolidation	2.6000	809.83	1,824.00	2,000.00	10,000.00	11,979.80
Difference	<u>(\$0.0038)</u>	<u>(\$1.17)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$17.34)</u>
% Change	-0.1%	-0.1%	0.0%	0.0%	0.0%	-0.1%
Year 3 of Consolidation						
Year 2 Tax Rate	\$2.6000	\$809.83	\$1,824.00	\$2,000.00	\$10,000.00	\$11,979.80
Illustrative Tax Rate - Assumes Consolidation	2.6096	812.80	1,824.00	2,000.00	10,000.00	12,023.74
Difference	<u>\$0.0095</u>	<u>\$2.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$43.94</u>
% Change	0.4%	0.4%	0.0%	0.0%	0.0%	0.4%

Notes:

- (1) Includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a homestead residential parcel, is applied.
- (2) Represents the Median Home Value for Pendleton/Fall Creek Township, per the 2021 American Community Survey 5-year estimates of the U.S. Census Bureau.
- (3) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for agricultural land, is applied.
- (4) Assumes no exemptions or deductions for commercial property. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
- (5) Based upon 2023 certified, per the 2023 Madison County Budget Order and adjusted for the 2nd year phase-in of the Fire Territory property tax levy.
- (6) Residential homestead property valued at \$119,000 and above are at the tax caps for 2023. All agricultural, non-homestead residential, and residential rental property values are at the 2% tax caps for 2023. No 3% properties are at the tax caps for 2023.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ILLUSTRATIVE SUMMARY OF ESTIMATED TAX LIABILITY IMPACT
Pendleton Green Township (041)

	Est. Property Tax Rate	Illustrative Annual Impact				
		\$100,000 Home Value	\$182,400 Median Home Home Value	\$200,000 Home Value	\$500,000 Agricultural Land	\$500,000 Commercial/ Industrial Value
		(1)	(1)(2)	(1)	(3)	(4)
Year 1 of Consolidation						
Baseline District Rate (5)	\$2.9922	\$ 931.98	\$ 1,824.00	\$ 2,000.00	\$ 10,000.00	\$ 13,786.72
Illustrative Tax Rate - Assumes Consolidation	2.6468	824.40	1,824.00	2,000.00	10,000.00	12,195.27
Difference	<u>(\$0.3454)</u>	<u>(\$107.58)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$1,591.45)</u>
% Change	-11.5%	-11.5%	0.0%	0.0%	0.0%	-11.5%
Year 2 of Consolidation						
Year 1 Tax Rate	\$2.6468	\$824.40	\$1,824.00	\$2,000.00	\$10,000.00	\$12,195.27
Illustrative Tax Rate - Assumes Consolidation	2.6430	823.23	1,824.00	2,000.00	10,000.00	12,177.92
Difference	<u>(\$0.0038)</u>	<u>(\$1.17)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$17.34)</u>
% Change	-0.1%	-0.1%	0.0%	0.0%	0.0%	-0.1%
Year 3 of Consolidation						
Year 2 Tax Rate	\$2.6430	\$823.23	\$1,824.00	\$2,000.00	\$10,000.00	\$12,177.92
Illustrative Tax Rate - Assumes Consolidation	2.6526	826.20	1,824.00	2,000.00	10,000.00	12,221.86
Difference	<u>\$0.0095</u>	<u>\$2.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$43.94</u>
% Change	0.4%	0.4%	0.0%	0.0%	0.0%	0.4%

Notes:

- (1) Includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a homestead residential parcel, is applied.
- (2) Represents the Median Home Value for Pendleton/Fall Creek Township, per the 2021 American Community Survey 5-year estimates of the U.S. Census Bureau.
- (3) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for agricultural land, is applied.
- (4) Assumes no exemptions or deductions for commercial property. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
- (5) Based upon 2023 certified, per the 2023 Madison County Budget Order and adjusted for the 2nd year phase-in of the Fire Territory property tax levy.
- (6) Residential homestead property valued at \$117,000 and above are at the tax caps for 2023. All agricultural, non-homestead residential, and residential rental property values are at the 2% tax caps for 2023. No 3% properties are at the tax caps for 2023.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ILLUSTRATIVE SUMMARY OF ESTIMATED TAX LIABILITY IMPACT
Pendleton Green Ag (042)

	Est. Property Tax Rate	Illustrative Annual Impact				
		\$100,000 Home Value	\$182,400 Median Home Home Value	\$200,000 Home Value	\$500,000 Agricultural Land	\$500,000 Commercial/ Industrial Value
		(1)	(1)(2)	(1)	(3)	(4)
Year 1 of Consolidation						
Baseline District Rate (5)	\$2.4239	\$ 754.98	\$ 1,824.00	\$ 2,000.00	\$ 10,000.00	\$ 11,168.24
Illustrative Tax Rate - Assumes Consolidation	2.4239	754.98	1,824.00	2,000.00	10,000.00	11,168.24
Difference	<u>\$0.0000</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
% Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Year 2 of Consolidation						
Year 1 Tax Rate	\$2.4239	\$754.98	\$1,824.00	\$2,000.00	\$10,000.00	\$11,168.24
Illustrative Tax Rate - Assumes Consolidation	2.4206	753.93	1,824.00	2,000.00	10,000.00	11,152.89
Difference	<u>(\$0.0033)</u>	<u>(\$1.04)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$15.35)</u>
% Change	-0.1%	-0.1%	0.0%	0.0%	0.0%	-0.1%
Year 3 of Consolidation						
Year 2 Tax Rate	\$2.4206	\$753.93	\$1,824.00	\$2,000.00	\$10,000.00	\$11,152.89
Illustrative Tax Rate - Assumes Consolidation	2.4290	756.55	1,824.00	2,000.00	10,000.00	11,191.55
Difference	<u>\$0.0084</u>	<u>\$2.62</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$38.66</u>
% Change	0.3%	0.3%	0.0%	0.0%	0.0%	0.3%

Notes:

- (1) Includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a homestead residential parcel, is applied.
- (2) Represents the Median Home Value for Pendleton/Fall Creek Township, per the 2021 American Community Survey 5-year estimates of the U.S. Census Bureau.
- (3) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for agricultural land, is applied.
- (4) Assumes no exemptions or deductions for commercial property. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
- (5) Based upon 2023 certified, per the 2023 Madison County Budget Order and adjusted for the 2nd year phase-in of the Fire Territory property tax levy.
- (6) Residential homestead property valued at \$182,000 and above are at the tax caps for 2023. All agricultural, non-homestead residential, and residential rental property values are at the 2% tax caps for 2023. No 3% properties are at the tax caps for 2023.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

ILLUSTRATIVE SUMMARY OF ESTIMATED TAX LIABILITY IMPACT
Pendleton Fall Creek Ag (043)

	Est. Property Tax Rate	Illustrative Annual Impact				
		\$100,000 Home Value	\$182,400 Median Home Home Value	\$200,000 Home Value	\$500,000 Agricultural Land	\$500,000 Commercial/ Industrial Value
		(1)	(1)(2)	(1)	(3)	(4)
Year 1 of Consolidation						
Baseline District Rate (5)	\$2.5373	\$ 790.30	\$ 1,824.00	\$ 2,000.00	\$ 10,000.00	\$ 11,690.74
Illustrative Tax Rate - Assumes Consolidation	2.5373	790.30	1,824.00	2,000.00	10,000.00	11,690.74
Difference	<u>\$0.0000</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
% Change	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Year 2 of Consolidation						
Year 1 Tax Rate	\$2.5373	\$790.30	\$1,824.00	\$2,000.00	\$10,000.00	\$11,690.74
Illustrative Tax Rate - Assumes Consolidation	2.5335	789.11	1,824.00	2,000.00	10,000.00	11,673.25
Difference	<u>(\$0.0038)</u>	<u>(\$1.19)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$17.49)</u>
% Change	-0.1%	-0.2%	0.0%	0.0%	0.0%	-0.1%
Year 3 of Consolidation						
Year 2 Tax Rate	\$2.5335	\$789.11	\$1,824.00	\$2,000.00	\$10,000.00	\$11,673.25
Illustrative Tax Rate - Assumes Consolidation	2.5431	792.10	1,824.00	2,000.00	10,000.00	11,717.49
Difference	<u>\$0.0096</u>	<u>\$2.99</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$44.24</u>
% Change	0.4%	0.4%	0.0%	0.0%	0.0%	0.4%

Notes:

- (1) Includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a homestead residential parcel, is applied.
- (2) Represents the Median Home Value for Pendleton/Fall Creek Township, per the 2021 American Community Survey 5-year estimates of the U.S. Census Bureau.
- (3) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for agricultural land, is applied.
- (4) Assumes no exemptions or deductions for commercial property. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 3% of gross assessed value for a commercial parcel, is applied.
- (5) Based upon 2023 certified, per the 2023 Madison County Budget Order and adjusted for the 2nd year phase-in of the Fire Territory property tax levy.
- (6) Residential homestead property valued at \$161,000 and above are at the tax caps for 2023. All agricultural, non-homestead residential, and residential rental property values are at the 2% tax caps for 2023. No 3% properties are at the tax caps for 2023.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

SUMMARY OF ESTIMATED IMPACT TO MVH AND LRS STATE-DISTRIBUTED REVENUES
(Assumes consolidation of Pendleton Town and Fall Creek Township)

Unit	Motor Vehicle Highway			Local Road & Street			Total Increase (Decrease)
	Est. 2023 MVH (based on 2022)	Estimated MVH after consolidation	Increase (Decrease)	Est. 2023 LRS (based on 2022)	Estimated LRS after consolidation	Increase / (Decrease)	
Madison County Unit	\$ 5,752,059	\$ 5,490,340	\$ (261,719)	\$ 1,242,570	\$ 1,061,741	\$ (180,829)	\$ (442,548)
Anderson	2,337,493	2,079,806	(257,687)	951,564	951,564	-	(257,687)
Elwood	358,779	319,252	(39,527)	152,956	152,956	-	(39,527)
Alexandria	217,694	195,461	(22,233)	92,134	92,134	-	(22,233)
Chesterfield	106,174	94,523	(11,651)	42,599	42,599	-	(11,651)
Country Club Heights	3,854	3,720	(134)	1,731	1,731	-	(134)
Edgewood	84,686	77,934	(6,752)	36,801	36,801	-	(6,752)
Frankton	76,394	67,381	(9,013)	34,102	34,102	-	(9,013)
Ingalls	96,622	84,387	(12,235)	45,382	45,382	-	(12,235)
Lapel	94,403	88,259	(6,144)	48,929	48,929	-	(6,144)
Markleville	21,140	18,373	(2,767)	9,376	9,376	-	(2,767)
Orestes	15,211	12,489	(2,722)	7,281	7,281	-	(2,722)
Pendleton	192,403	567,478	375,075	94,879	275,708	180,829	555,904
River Forest	1,039	987	(52)	424	424	-	(52)
Summitville	41,490	37,543	(3,947)	19,438	19,438	-	(3,947)

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

SUMMARY OF ESTIMATED IMPACT TO MVH AND LRS STATE-DISTRIBUTED REVENUES
(Assumes consolidation of Pendleton Town and Fall Creek Township)

Notes:

MVH Calculations

- 1.) MVH is distributed to municipalities based on population (the ratio of the population of each city and/town to the total population of all cities and towns in the state).
- 2.) Distributions of MVH to counties are based on the following:
 - a.) 5% distributed equally among 92 counties
 - b.) 65% distributed on the basis of road mileage (the ratio of the road mileage of each county to the total county road mileage of all counties in the state).
 - c.) 30% distributed on the basis of vehicle registrations
- 3.) Madison County's distribution of MVH is expected to decrease by 7%. See below.

The County's road miles will decrease from 870 to 806. Estimated decrease is 7.4%

2023 Estimated County MVH

Distributions	\$	5,752,059
Times 65%		65%
Amount of MVH		
Distribution based on road		3,738,838
Times 7%		7%
Estimated decrease in		
MVH distributions	\$	261,719

Local Road & Streets calculations

- (1) A county with a population of more than 50,000 the distribution is calculated as follows:
 - 60% of the money shall be distributed on the basis of the population of the unit compared to the total county population
 - 40% of money shall be distributed on the basis of road and street miles of the unit compared to the total county road mileage

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

**ESTIMATED IMPACT ON LOCAL INCOME TAX
(CERTIFIED SHARES)**

	LIT Certified Shares								
	2023 Certified	2024 Est.	Change	2025 Est.	Change	2026 Est.	Change	2027 Est.	Change
MADISON COUNTY	\$ 11,231,068	\$ 11,388,054	\$ 156,986	\$ 11,488,289	\$ 100,235	\$ 11,753,528	\$ 265,239	\$ 12,102,706	\$ 614,417
ADAMS TOWNSHIP	107,496	115,766	8,270	120,562	4,796	126,285	5,723	132,685	12,123
ANDERSON TOWNSHIP	172,274	175,227	2,953	178,314	3,087	184,173	5,859	191,401	13,087
BOONE TOWNSHIP	18,875	19,569	694	20,417	848	21,255	838	22,234	1,817
DUCK CREEK TOWNSHIP	22,959	23,994	1,035	24,906	912	25,811	905	26,868	1,962
FALL CREEK TOWNSHIP	64,557	54,924	(9,633)	52,090	(2,834)	30,607	(21,483)	31,690	(20,400)
GREEN TOWNSHIP	49,122	64,641	15,519	67,716	3,075	69,145	1,429	70,364	2,648
JACKSON TOWNSHIP	16,217	17,121	904	17,664	543	18,339	675	19,121	1,457
LAFAYETTE TOWNSHIP	87,689	94,309	6,620	97,361	3,052	100,817	3,456	104,761	7,400
MONROE TOWNSHIP	79,465	84,106	4,641	86,843	2,737	90,021	3,178	93,684	6,841
PIPE CREEK TOWNSHIP	97,852	97,082	(770)	98,866	1,784	102,368	3,502	106,729	7,863
RICHLAND TOWNSHIP	331,957	383,394	51,437	387,854	4,460	388,182	328	388,691	837
STONY CREEK TOWNSHIP	29,113	31,848	2,735	34,830	2,982	38,183	3,353	41,783	6,953
UNION TOWNSHIP	325,218	322,128	(3,090)	338,740	16,612	364,992	26,252	394,976	56,236
VAN BUREN TOWNSHIP	44,972	41,321	(3,651)	41,607	286	43,105	1,498	45,128	3,521
ANDERSON CIVIL CITY	9,834,373	10,086,609	252,236	10,273,099	186,490	10,603,462	330,363	11,008,348	735,249
ELWOOD CIVIL CITY	1,469,727	1,511,389	41,662	1,536,699	25,310	1,581,840	45,141	1,637,570	100,871
ALEXANDRIA CIVIL CITY	1,014,124	1,055,958	41,834	1,079,414	23,456	1,115,386	35,972	1,158,435	79,021
CHESTERFIELD CIVIL TOWN	220,340	227,041	6,701	231,606	4,565	239,210	7,604	248,423	16,817
COUNTRY CLUB HEIGHTS CIVIL TOWN	11,917	12,235	318	12,470	235	12,879	409	13,378	908
EDGEWOOD CIVIL TOWN	94,518	97,026	2,508	98,888	1,862	102,132	3,244	106,093	7,205
FRANKTON CIVIL TOWN	67,754	99,360	31,606	106,488	7,128	109,968	3,480	112,823	6,335
INGALLS CIVIL TOWN	169,871	186,539	16,668	192,528	5,989	199,438	6,910	207,217	14,689
LAPEL CIVIL TOWN	148,780	153,581	4,801	155,117	1,536	158,342	3,225	162,553	7,436
MARKLEVILLE CIVIL TOWN	59,778	59,784	6	59,368	(416)	59,782	414	60,617	1,249
ORESTES CIVIL TOWN	32,528	33,432	904	34,084	652	35,117	1,033	36,360	2,276
PENDLETON CIVIL TOWN	504,549	835,016	330,467	1,441,605	606,589	1,710,193	268,588	1,787,360	345,755
RIVER FOREST CIVIL TOWN	1,918	2,022	104	2,072	50	2,142	70	2,225	153
SUMMITVILLE CIVIL TOWN	80,155	82,709	2,554	84,387	1,678	87,175	2,788	90,556	6,169
WOODLAWN HEIGHTS CIVIL TOWN	3,077	3,040	(37)	3,072	32	3,167	95	3,290	218
ALEXANDRIA-MONROE PUBLIC LIBRARY	183,146	187,983	4,837	191,586	3,603	197,870	6,284	205,544	13,958
ANDERSON-ANDERSON, STONEY CREEK UNION TO	1,548,061	1,589,329	41,268	1,619,875	30,546	1,673,026	53,151	1,737,912	118,037
PENDLETON COMMUNITY PUBLIC LIBRARY	226,225	218,694	(7,531)	219,845	1,151	226,261	6,416	234,856	15,011
NORTH MADISON COUNTY LIBRARY SYSTEM	274,123	281,317	7,194	286,700	5,383	296,101	9,401	307,585	20,885
INDEPENDENCE FIRE	8,164	8,106	(58)	8,203	97	8,459	256	8,787	584
TOTALS	\$ 28,631,962	\$ 29,644,654	\$ 1,012,692	\$ 30,693,165	\$ 1,048,511	\$ 31,778,761	\$ 1,085,596	\$ 32,902,753	\$ 2,209,588

Assumptions:

1.) 2024 through 2027 assume annual growth of county-wide LIT of 3.5%.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

**ESTIMATED IMPACT ON LOCAL INCOME TAX
(PUBLIC SAFETY)**

	LIT Public Safety								
	2023 Certified	2024 Est.	Change	2025 Est.	Change	2026 Est.	Change	2027 Est.	Change
MADISON COUNTY	\$ 5,892,955	\$ 5,435,685	\$ (457,270)	\$ 5,481,804	\$ 46,119	\$ 5,664,963	\$ 183,159	\$ 5,869,648	\$ 387,844
ANDERSON CIVIL CITY	7,021,276	6,471,062	(550,214)	6,520,519	49,457	6,733,072	212,553	6,969,922	449,403
ELWOOD CIVIL CITY	1,111,280	1,025,373	(85,907)	1,028,343	2,970	1,056,878	28,535	1,087,950	59,607
ALEXANDRIA CIVIL CITY	722,374	676,721	(45,653)	682,452	5,731	705,155	22,703	730,465	48,013
CHESTERFIELD CIVIL TOWN	157,147	145,102	(12,045)	146,352	1,250	151,212	4,860	156,625	10,273
COUNTRY CLUB HEIGHTS CIVIL TOWN	8,467	7,812	(655)	7,878	66	8,141	263	8,435	557
EDGEWOOD CIVIL TOWN	67,147	61,947	(5,200)	62,473	526	64,560	2,087	66,892	4,419
FRANKTON CIVIL TOWN	48,130	68,491	20,361	68,138	(353)	69,511	1,373	70,916	2,778
INGALLS CIVIL TOWN	123,478	121,160	(2,318)	122,029	869	126,166	4,137	130,755	8,726
LAPEL CIVIL TOWN	68,343	65,410	(2,933)	65,965	555	68,169	2,204	70,632	4,667
MARKLEVILLE CIVIL TOWN	13,793	12,727	(1,066)	12,835	108	13,263	428	13,742	907
ORESTES CIVIL TOWN	23,121	21,352	(1,769)	21,535	183	22,184	649	22,893	1,358
PENDLETON CIVIL TOWN	429,210	704,020	274,810	1,122,109	418,089	1,201,921	79,812	1,248,124	126,015
RIVER FOREST CIVIL TOWN	1,351	1,300	(51)	1,311	11	1,354	43	1,403	92
SUMMITVILLE CIVIL TOWN	57,321	52,879	(4,442)	53,327	448	55,109	1,782	57,100	3,773
WOODLAWN HEIGHTS CIVIL TOWN	2,186	1,920	(266)	1,937	17	2,001	64	2,073	136
TOTALS	\$ 15,747,579	\$ 14,872,961	\$ (874,618)	\$ 15,399,007	\$ 526,046	\$ 15,943,659	\$ 544,652	\$ 16,507,575	\$ 1,108,568

Assumptions:

- 1.) 2024 through 2027 assume annual growth of county-wide LIT of 3.5%.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

SCHEDULE OF ASSUMPTIONS

(1) Affected Taxing Districts - Net Assessed Values

	2022	2023
Fall Creek Township (012)	320,200,799	361,699,874
Pendleton Town (013)	223,133,207	258,855,576
Pendleton Green Township (041)	30,645,373	33,961,507
Pendleton Green Ag (042)	550,720	892,881
Pendleton Fallcreek AG (043)	670,370	964,701

(2) Taxing Units - Net Assessed Values

	2022	2023	Post-Consolidation Year 1	Post-Consolidation Year 2	Post-Consolidation Year 3
<u>Fall Creek Township</u>					
Rainy Day	\$ 588,700,552	\$ 661,698,492	\$ -	\$ -	\$ -
General	588,700,552	661,698,492	-	-	-
Township Assistance	588,700,552	661,698,492	-	-	-
Cumulative Fire (Township)	320,871,169	-	-	-	-
<u>Pendleton Town</u>					
General - Administration	253,778,580	292,817,083	706,650,230	745,323,853	769,964,397
General - Police	-	-	706,650,230	745,323,853	769,964,397
Bond #2	253,778,580	292,817,083	312,497,723	327,115,964	336,721,488
Loan & Interest Payment	253,778,580	292,817,083	312,497,723	327,115,964	336,721,488
General - Township Assistance	-	-	707,715,012	746,419,003	771,107,846
Local Road & Street	253,778,580	292,817,083	706,650,230	745,323,853	769,964,397
Motor Vehicle Highway	253,778,580	292,817,083	706,650,230	745,323,853	769,964,397
Park	574,649,749	655,481,658	707,715,012	746,419,003	771,107,846
Park Bond	574,649,749	655,481,658	707,715,012	746,419,003	771,107,846
Park Bond #2	574,649,749	655,481,658	707,715,012	746,419,003	771,107,846
Cemetery	-	-	707,715,012	746,419,003	771,107,846
Cumulative Capital Development	253,778,580	292,817,083	312,497,723	327,115,964	336,721,488
Special Fire Protection Territory General	-	890,616,696	960,625,515	1,013,623,451	1,046,912,302
Special Fire Protection Territory Equipment Replace	-	890,616,696	960,625,515	1,013,623,451	1,046,912,302

Note: Post-consolidation estimated net assessed values are based on a Policy Analytics analysis dated 06/01/2023.

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

SCHEDULE OF ASSUMPTIONS

(Cont'd)

(3) Population

	2020 Census	% of Total
Pendleton Town	4,717	31.6%
Fall Creek Township (excluding Pendleton Town)	<u>10,232</u>	<u>68.4%</u>
Total	<u>14,949</u>	<u>100.0%</u>

(4) Estimated Circuit Breaker Credits as a percentage of property tax levy:

	2022	2023 Est.	Post-Consolidation Year 1	Post-Consolidation Year 2	Post-Consolidation Year 3
Pendleton Town - Civil (General)	12.5%	13.0%	23.0%	24.0%	24.0%
Pendleton Town - Civil (Police, MVH, Cemetery, and CCD)	12.5%	13.0%	23.0%	24.0%	24.0%
Pendleton Town - Civil Debt	0.2%	0.2%	0.2%	0.2%	0.2%
Pendleton Town - Park	8.9%	8.4%	23.0%	24.0%	24.0%
Pendleton Town - Park Debt	0.3%	0.4%	0.4%	0.4%	0.4%
Pendleton Town - Fire Territory	-	6.6%	23.0%	24.0%	24.0%
Fall Creek Township - Civil	6.9%	6.9%	0.0%	0.0%	0.0%
Fall Creek Township - Fire	3.9%	16.7%	0.0%	0.0%	0.0%
Fall Creek Township - Fire Debt	0.5%	0.6%	0.0%	0.0%	0.0%

Note: Circuit Breakers percentages post-consolidation are based on a Policy Analytics report dated 06/01/2023.

(5) Auto Excise, CVET, and FIT as a percentage of levy:

	2022 Actual	2023 Est.	Post-Consolidation Year 1	Post-Consolidation Year 2	Post-Consolidation Year 3
Consolidated Town	0%	0%	5%	5%	5%
Pendleton Town - Civil (excluding Park)	8%	8%	0%	0%	0%
Pendleton Town - Park	10%	10%	0%	0%	0%
Pendleton Town - Fire	0%	9%	0%	0%	0%
Fall Creek Township - Civil	10%	10%	0%	0%	0%
Fall Creek Township - Fire	11%	11%	0%	0%	0%

(6) Road Maintenance Services

Assumes funding for road construction per road mileage is generally distributed proportionally in unincorporated areas.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)

**CONSOLIDATION FISCAL STUDY
PENDLETON AND FALL CREEK TOWNSHIP (MADISON COUNTY), INDIANA**

SCHEDULE OF ASSUMPTIONS

(Cont'd)

(7) Property Tax Levies

	2023	2024
Fall Creek Twp:		
General	\$ 18,528	\$ 19,269
Fire Equip Debt	55,488	55,488
Total	<u>\$ 74,016</u>	<u>\$ 74,757</u>
Pendleton Town:		
General	\$ 839,507	\$ 873,087
Bond #2	88,724	88,724
Loan and Interest Payment	55,342	-
Motor Vehicle Highway	224,884	233,879
Park	430,651	447,877
Park Bond	326,430	326,430
Park Bond #2	149,450	149,450
CCD	50,657	51,877
Fire Territory Operating	1,583,516	4,173,946
Fire Territory ERF	296,575	304,575
Total	<u>\$ 4,045,736</u>	<u>\$ 6,649,845</u>

(8) Local Income Tax (LIT)

County-wide LIT distributions for years after 2023 are based upon the average change between 2016 and 2020 of 3.5%. Pendleton Town's LIT distributions for years after 2023 are based upon estimated changes due to the phase-in of additional property tax levy from the South Madison Fire Protection Territory.

	2023 Certified	2024 Est.	Post-Consolidation Year 1	Post-Consolidation Year 2	Post-Consolidation Year 3
LIT - Certified Shares:					
County-wide	\$ 28,631,962	\$ 29,644,654	\$ 30,693,165	\$ 31,778,761	\$ 32,902,753
Pendleton Town	504,549	835,016	1,441,605	1,710,193	1,787,360
LIT - Public Safety:					
County-wide	15,747,579	14,872,961 (1)	15,399,007	15,943,659	16,507,575
Pendleton Town	429,210	704,020	1,122,109	1,201,921	1,248,124

Note:

(1) Assumes .05% of LIT - Public Safety is distributed to fire departments pursuant to HEA 1454.

(Subject to the attached letter of Baker Tilly Municipal Advisors dated August 15, 2023)