

Washington West Supervisory Union
Act 46 Preliminary Homestead Tax Projections
As of September 2015

Three Model Projections Include

1. No Governance Change – Do Nothing, if “Status Quo” allowed to Continue
2. Accelerated Merger effective in FY2018
3. Do Nothing – AOE Forms Mandated Education District in FY2020

The Voluntary Transition Option is not currently one of the model projections.

Preliminary Key Assumptions used in each of the model projections include

- A. Education Spending – A seven year actual average is used for each district. No reductions in expenditures, due to efficiencies, or change in revenues, other than the Small Schools Grant, have been factored into these preliminary models.
 - a. The Small School Grant was retained in the Accelerated Merger Model in the amounts received by Fayston (\$53,180) and Moretown (\$53,859) in FY15-16. The Small Schools grant was eliminated in the “Do Nothing” models.
- B. Equalized Pupil Count – A seven year actual average is used for each district
- C. Base Rate-1% Increase per year
- D. Homestead Tax Rate - \$0.02 increase per year
- E. Common Level of Appraisal (CLA): Fixed (no change from FY15-16)
- F. Assume same allocation of % of students in HUHS and Local School District(s) as FY15-16 in models with no merger

Disclaimer – These are very preliminary tax rate projections using initial assumptions that need to be reviewed . The assumptions have been kept constant for all years and are the same for each model projection. The purpose of this information is to produce very preliminary tax rate estimates to compare the Homestead Tax Rates should Washington West SU move forward with an Accelerated Merger, per Act 46, versus not doing so.

Information prepared by Michelle Baker, Director of Finance & Operations, September 4, 2015

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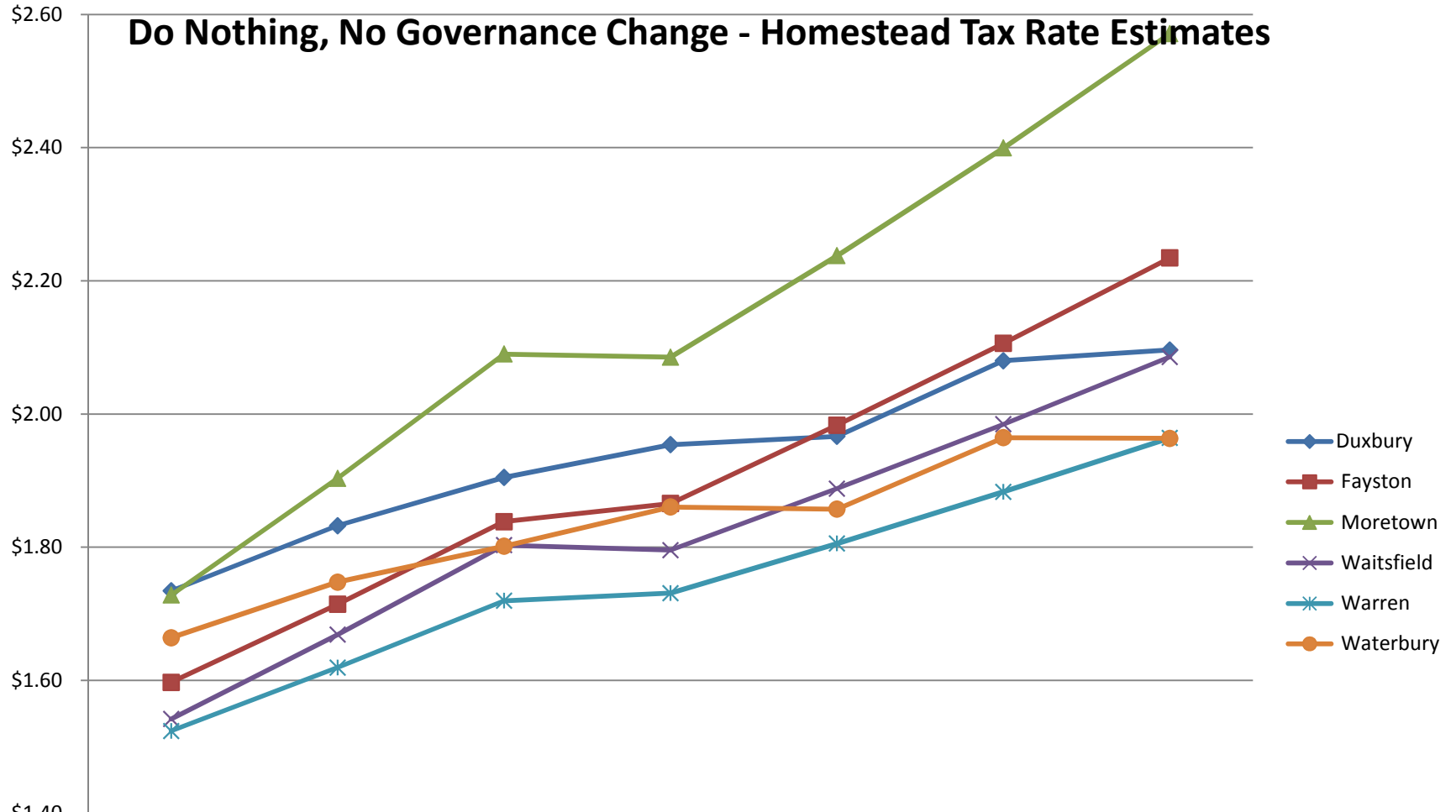
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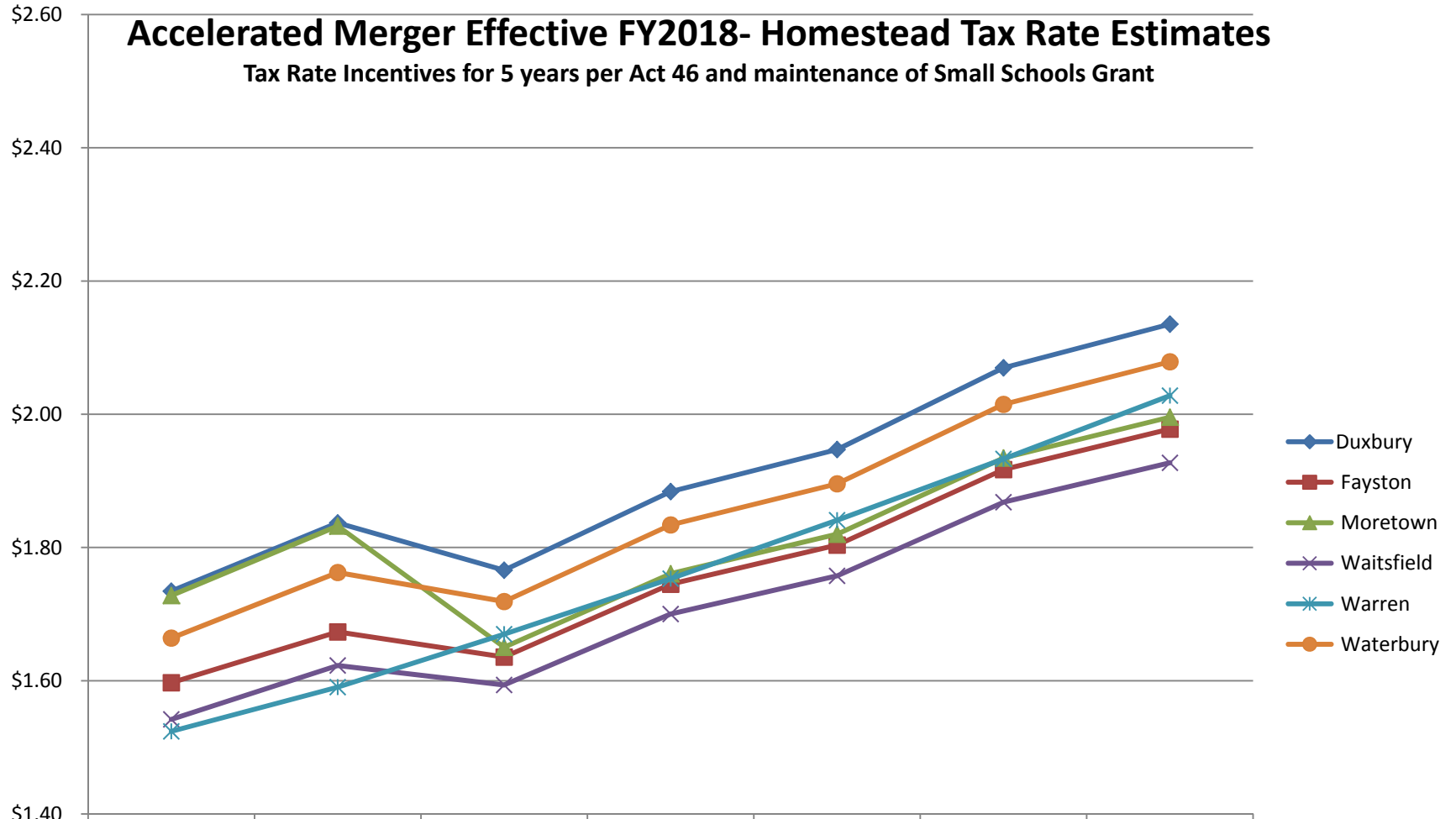
Do Nothing, No Governance Change - Homestead Tax Rate Estimates



	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Duxbury	\$1.73	\$1.83	\$1.90	\$1.95	\$1.97	\$2.08	\$2.10
Fayston	\$1.60	\$1.71	\$1.84	\$1.87	\$1.98	\$2.11	\$2.23
Moretown	\$1.73	\$1.90	\$2.09	\$2.09	\$2.24	\$2.40	\$2.57
Waitsfield	\$1.54	\$1.67	\$1.80	\$1.80	\$1.89	\$1.98	\$2.09
Warren	\$1.52	\$1.62	\$1.72	\$1.73	\$1.81	\$1.88	\$1.96
Waterbury	\$1.66	\$1.75	\$1.80	\$1.86	\$1.86	\$1.96	\$1.96

Accelerated Merger Effective FY2018- Homestead Tax Rate Estimates

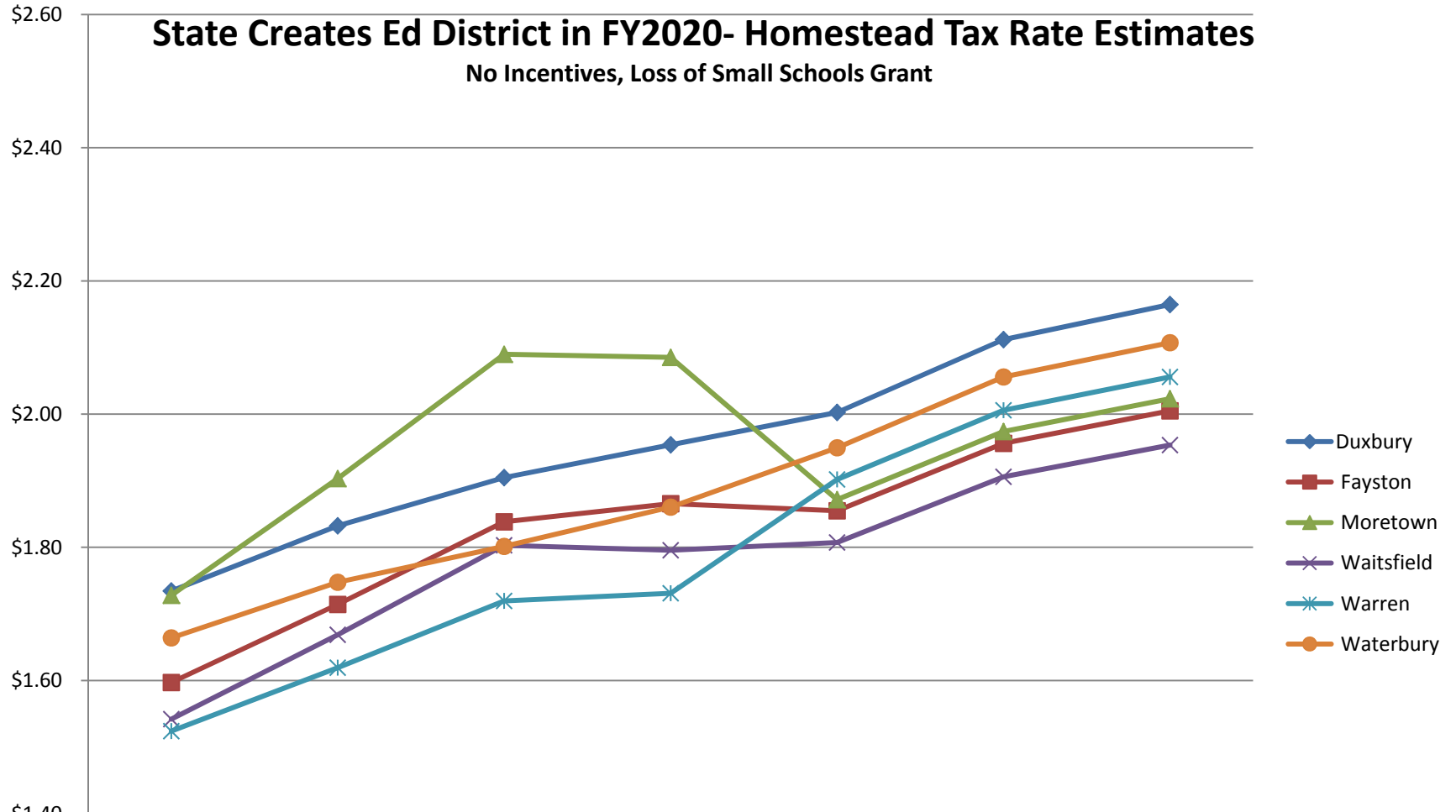
Tax Rate Incentives for 5 years per Act 46 and maintenance of Small Schools Grant



	BASE YEAR FY 2015-16	FY16-17	YEAR 1 FY17-18	YEAR 2 FY18-19	YEAR 3 FY19-20	YEAR 4 FY20-21	YEAR 5 FY21-22
Duxbury	\$1.73	\$1.84	\$1.77	\$1.88	\$1.95	\$2.07	\$2.14
Fayston	\$1.60	\$1.67	\$1.64	\$1.74	\$1.80	\$1.92	\$1.98
Moretown	\$1.73	\$1.83	\$1.65	\$1.76	\$1.82	\$1.93	\$2.00
Waitsfield	\$1.54	\$1.62	\$1.59	\$1.70	\$1.76	\$1.87	\$1.93
Warren	\$1.52	\$1.59	\$1.67	\$1.75	\$1.84	\$1.93	\$2.03
Waterbury	\$1.66	\$1.76	\$1.72	\$1.83	\$1.90	\$2.01	\$2.08

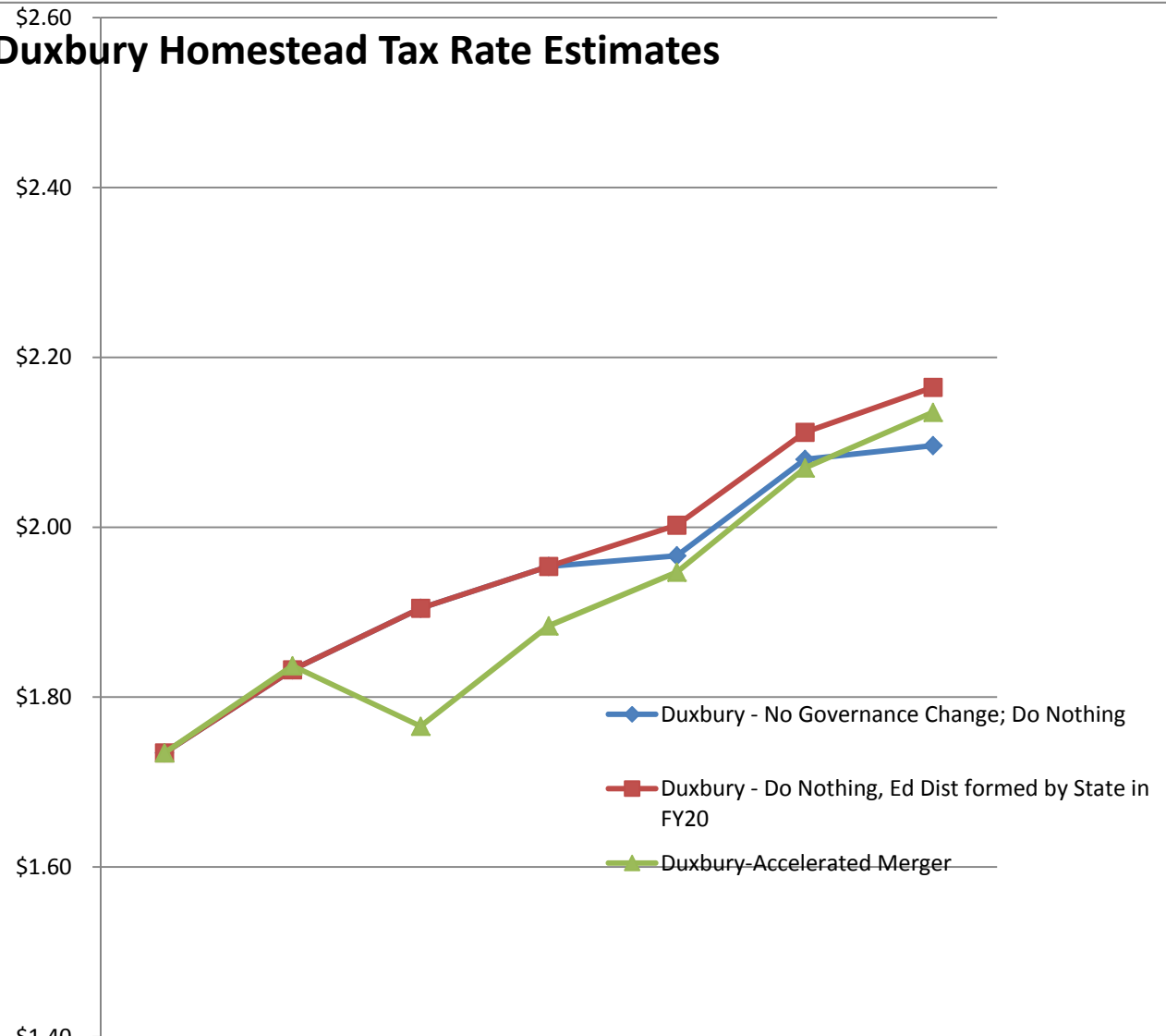
State Creates Ed District in FY2020- Homestead Tax Rate Estimates

No Incentives, Loss of Small Schools Grant



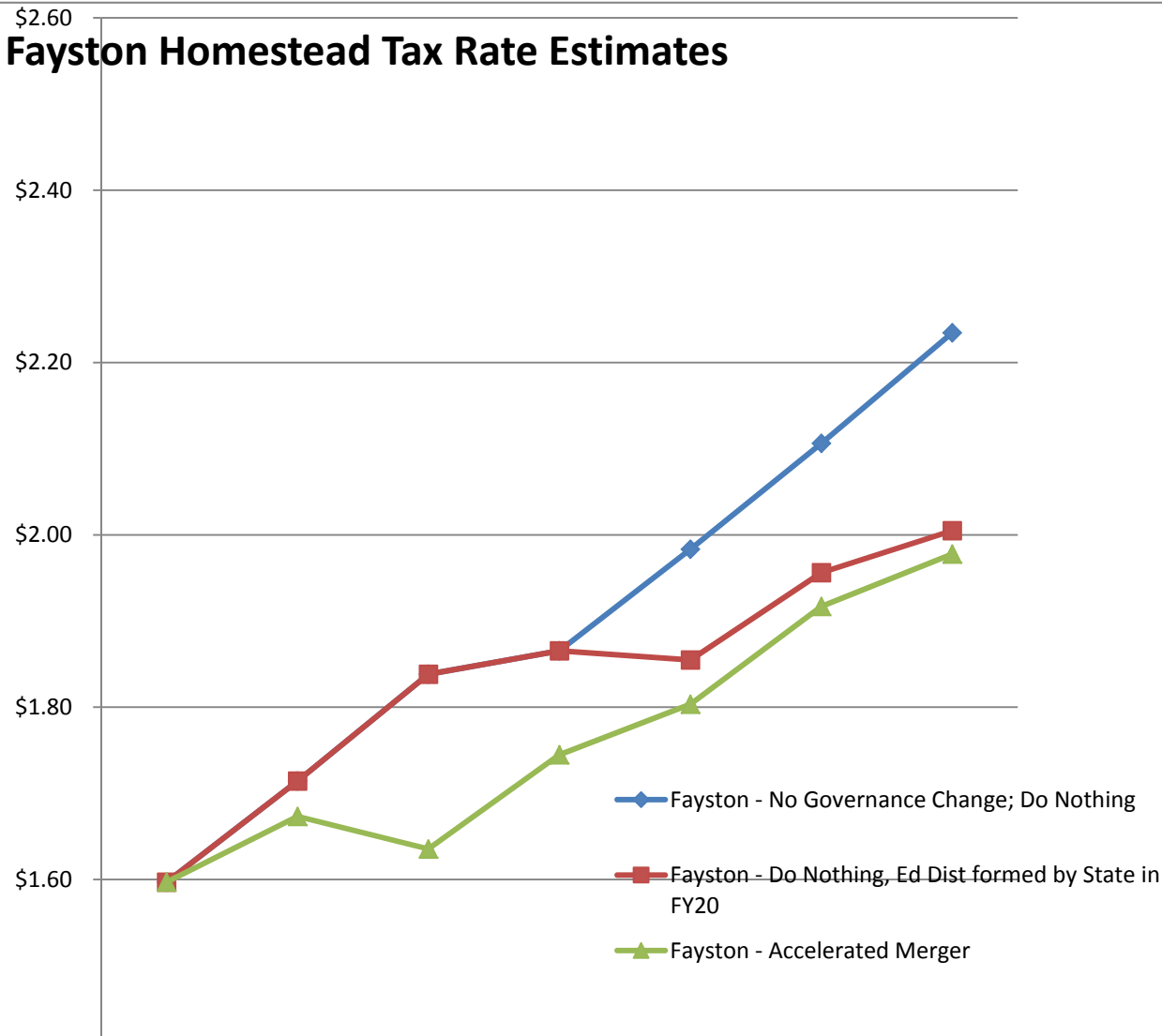
	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Duxbury	\$1.73	\$1.83	\$1.90	\$1.95	\$2.00	\$2.11	\$2.16
Fayston	\$1.60	\$1.71	\$1.84	\$1.87	\$1.85	\$1.96	\$2.00
Moretown	\$1.73	\$1.90	\$2.09	\$2.09	\$1.87	\$1.97	\$2.02
Waitsfield	\$1.54	\$1.67	\$1.80	\$1.80	\$1.81	\$1.91	\$1.95
Warren	\$1.52	\$1.62	\$1.72	\$1.73	\$1.90	\$2.01	\$2.06
Waterbury	\$1.66	\$1.75	\$1.80	\$1.86	\$1.95	\$2.06	\$2.11

Duxbury Homestead Tax Rate Estimates



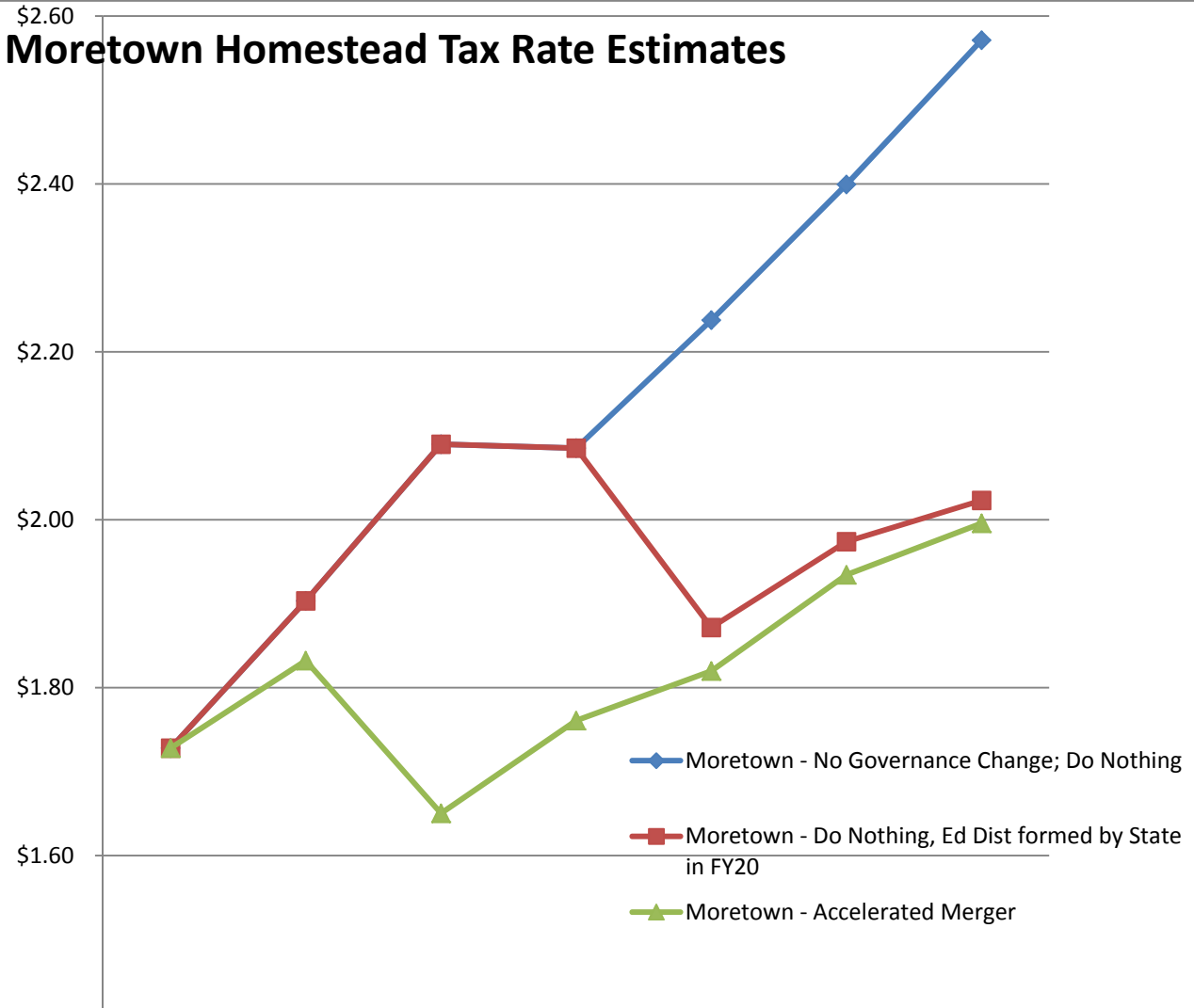
	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Duxbury - No Governance Change; Do Nothing	\$1.73	\$1.83	\$1.90	\$1.95	\$1.97	\$2.08	\$2.10
Duxbury - Do Nothing, Ed Dist formed by State in FY20	\$1.73	\$1.83	\$1.90	\$1.95	\$2.00	\$2.11	\$2.16
Duxbury-Accelerated Merger	\$1.73	\$1.84	\$1.77	\$1.88	\$1.95	\$2.07	\$2.14

Fayston Homestead Tax Rate Estimates



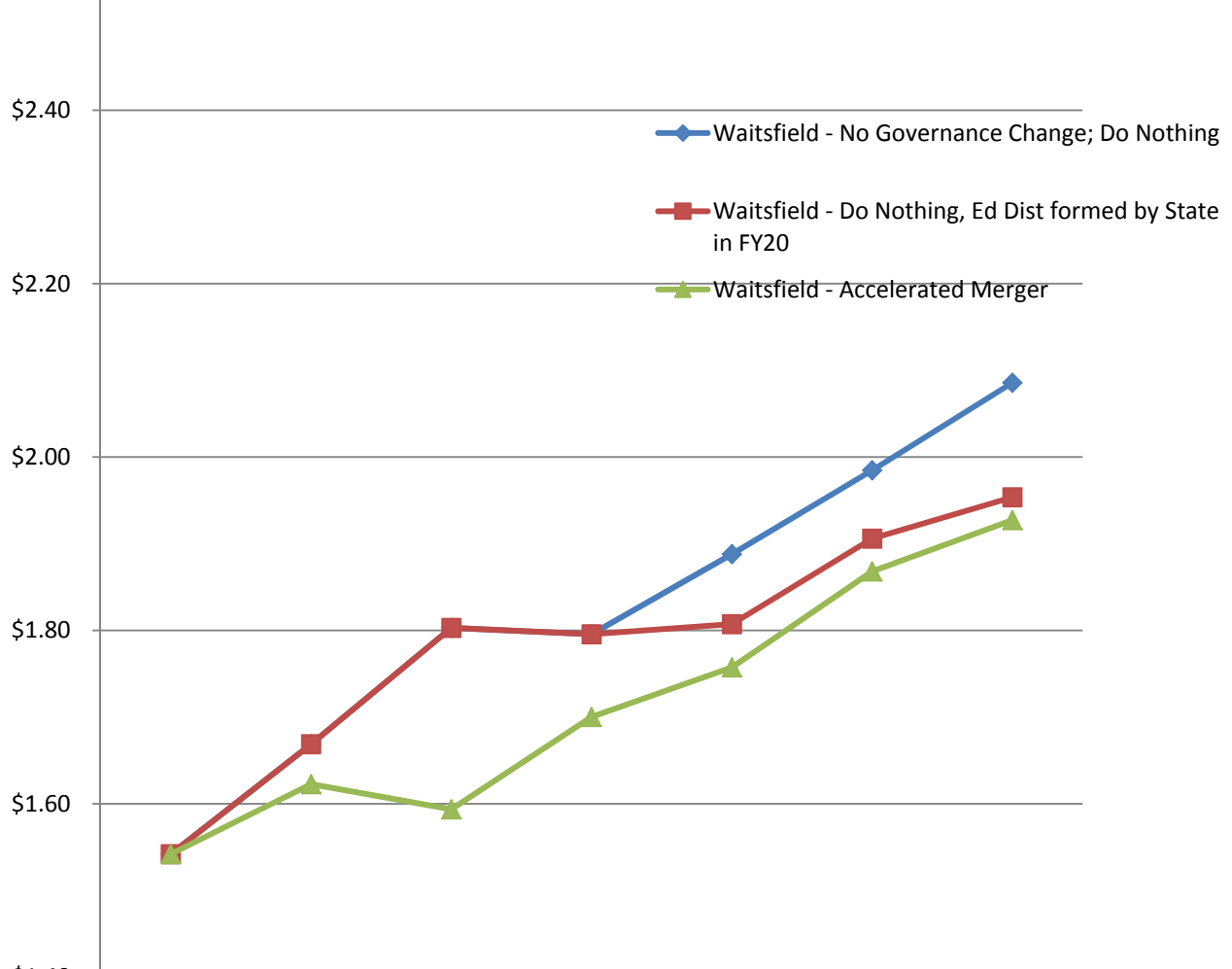
	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Fayston - No Governance Change; Do Nothing	\$1.60	\$1.71	\$1.84	\$1.87	\$1.98	\$2.11	\$2.23
Fayston - Do Nothing, Ed Dist formed by State in FY20	\$1.60	\$1.71	\$1.84	\$1.87	\$1.85	\$1.96	\$2.00
Fayston - Accelerated Merger	\$1.60	\$1.67	\$1.64	\$1.74	\$1.80	\$1.92	\$1.98

Moretown Homestead Tax Rate Estimates



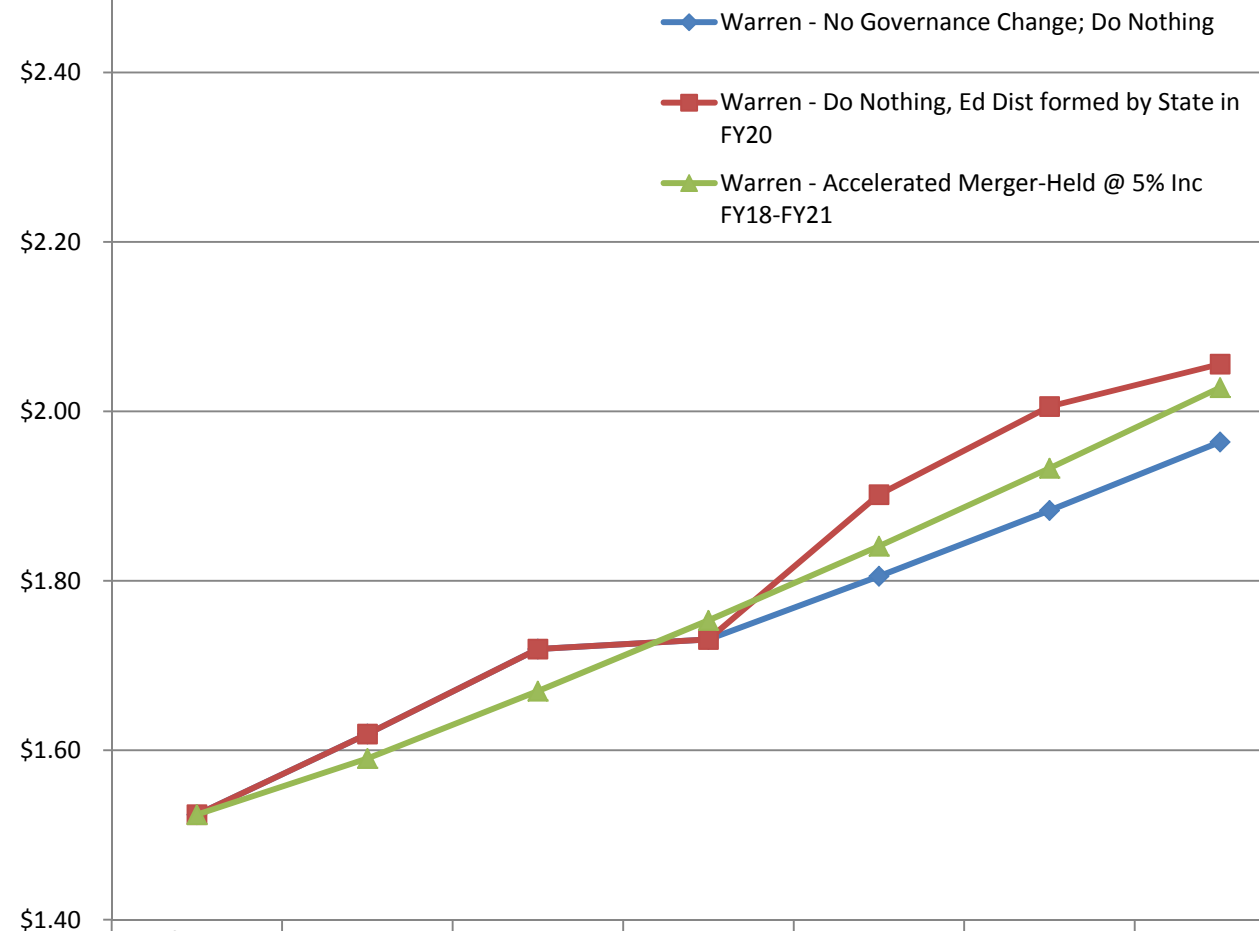
	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Moretown - No Governance Change; Do Nothing	\$1.73	\$1.90	\$2.09	\$2.09	\$2.24	\$2.40	\$2.57
Moretown - Do Nothing, Ed Dist formed by State in FY20	\$1.73	\$1.90	\$2.09	\$2.09	\$1.87	\$1.97	\$2.02
Moretown - Accelerated Merger	\$1.73	\$1.83	\$1.65	\$1.76	\$1.82	\$1.93	\$2.00

Waitsfield Homestead Tax Rate Estimates



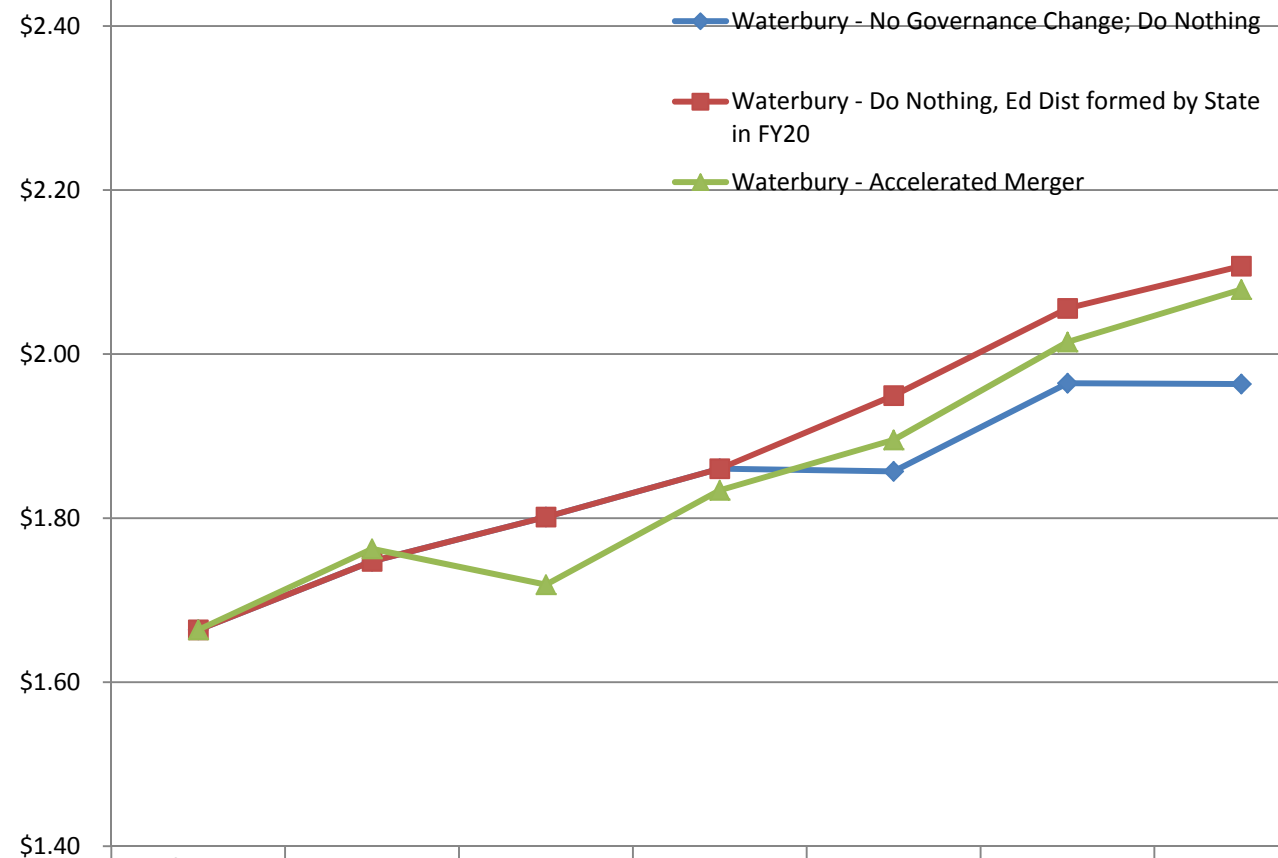
	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Waitsfield - No Governance Change; Do Nothing	\$1.54	\$1.67	\$1.80	\$1.80	\$1.89	\$1.98	\$2.09
Waitsfield - Do Nothing, Ed Dist formed by State in FY20	\$1.54	\$1.67	\$1.80	\$1.80	\$1.81	\$1.91	\$1.95
Waitsfield - Accelerated Merger	\$1.54	\$1.62	\$1.59	\$1.70	\$1.76	\$1.87	\$1.93

Warren Homestead Tax Rate Estimates



	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Warren - No Governance Change; Do Nothing	\$1.52	\$1.62	\$1.72	\$1.73	\$1.81	\$1.88	\$1.96
Warren - Do Nothing, Ed Dist formed by State in FY20	\$1.52	\$1.62	\$1.72	\$1.73	\$1.90	\$2.01	\$2.06
Warren - Accelerated Merger-Held @ 5% Inc FY18-FY21	\$1.52	\$1.59	\$1.67	\$1.75	\$1.84	\$1.93	\$2.03

Waterbury Homestead Tax Rate Estimates



	BASE YEAR FY 2015-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22
Waterbury - No Governance Change; Do Nothing	\$1.66	\$1.75	\$1.80	\$1.86	\$1.86	\$1.96	\$1.96
Waterbury - Do Nothing, Ed Dist formed by State in FY20	\$1.66	\$1.75	\$1.80	\$1.86	\$1.95	\$2.06	\$2.11
Waterbury - Accelerated Merger	\$1.66	\$1.76	\$1.72	\$1.83	\$1.90	\$2.01	\$2.08

Equalized Pupils - Severn Year History and Averages used for Projections

	Fayston		Moretown		Waitsfield		Warren		Waterbury-Duxbury		HUHS		Total WWSU	
FY2009	103.49		130.30		143.22		121.46		667.30		849.93		2,015.70	
FY2010	111.11	7.4%	121.74	-6.6%	133.35	-6.9%	122.88	1.2%	663.85	-0.5%	845.20	-0.6%	1,998.13	-0.9%
FY2011	113.34	2.0%	122.17	0.4%	139.28	4.4%	140.23	14.1%	658.53	-0.8%	829.49	-1.9%	2,003.04	0.2%
FY2012	107.09	-5.5%	117.64	-3.7%	139.72	0.3%	147.54	5.2%	640.08	-2.8%	803.55	-3.1%	1,955.62	-2.4%
FY2013	98.92	-7.6%	106.62	-9.4%	131.33	-6.0%	147.04	-0.3%	639.94	0.0%	780.44	-2.9%	1,904.29	-2.6%
FY2014	93.80	-5.2%	102.74	-3.6%	131.10	-0.2%	146.09	-0.6%	659.64	3.1%	769.72	-1.4%	1,903.09	-0.1%
FY2015	97.09	3.5%	100.67	-2.0%	136.50	4.1%	148.71	1.8%	655.10	-0.7%	743.07	-3.5%	1,881.14	-1.2%
FY2016	97.22	0.1%	101.50	0.8%	135.99	-0.4%	145.16	-2.4%	653.70	-0.2%	706.61	-4.9%	1,840.18	-2.2%
7 Year Average	102.65	-0.8%	110.44	-3.4%	135.32	-0.7%	142.52	2.7%	652.98	-0.3%	782.58	-2.6%	1,926.50	-1.3%

Education Spending - 7 Year History and Average used for Projections

	Fayston		Moretown		Waitsfield		Warren		Waterbury-Duxbury		HUHS		Total WWSU	
FY2009	\$1,337,081		\$1,654,928		\$1,713,501		\$ 1,448,849		\$ 7,470,699		\$ 10,058,819		\$ 23,683,877	
FY2010	\$1,422,086	6.4%	\$1,703,109	2.9%	\$1,774,721	3.6%	\$ 1,514,980	4.6%	\$ 7,735,380	3.5%	\$ 10,279,332	2.2%	\$ 24,429,608	3.1%
FY2011	\$1,422,279	0.0%	\$1,788,907	5.0%	\$1,771,795	-0.2%	\$1,621,513	7.0%	\$ 7,941,602	2.7%	\$10,340,729	0.6%	\$ 24,886,825	1.9%
FY2012	\$1,413,482	-0.6%	\$1,703,880	-4.8%	\$1,770,080	-0.1%	\$1,633,170	0.7%	\$ 8,003,204	0.8%	\$10,162,109	-1.7%	\$ 24,685,925	-0.8%
FY2013	\$1,404,062	-0.7%	\$1,598,478	-6.2%	\$1,729,942	-2.3%	\$1,685,205	3.2%	\$ 8,237,017	2.9%	\$ 9,983,940	-1.8%	\$ 24,638,644	-0.2%
FY2014	\$1,445,080	2.9%	\$1,640,258	2.6%	\$1,897,287	9.7%	\$1,823,571	8.2%	\$ 9,084,970	10.3%	\$10,799,130	8.2%	\$ 26,690,296	8.3%
FY2015	\$1,484,407	2.7%	\$1,703,237	3.8%	\$2,012,101	6.1%	\$1,946,594	6.7%	\$ 9,725,666	7.1%	\$11,458,752	6.1%	\$ 28,330,757	6.1%
FY2016	\$1,483,531	-0.1%	\$1,786,875	4.9%	\$2,050,052	1.9%	\$1,975,212	1.5%	\$10,114,800	4.0%	\$11,815,395	3.1%	\$ 29,225,865	3.2%
7 Year Average	\$1,439,275	1.5%	\$1,703,535	1.2%	\$1,857,997	2.7%	\$1,742,892	4.6%	\$ 8,691,806	4.5%	\$10,691,341	2.4%	\$ 26,126,846	3.1%

Washington West Supervisory Union
11 Year Comparison Of Education Tax Rates and CLA

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Increase
Education Tax Rates Set By the Legislature												
Homestead Tax Rate (\$1.10 per Statute)	\$ 1.02	\$ 0.95	\$ 0.87	\$ 0.87	\$ 0.86	\$ 0.86	\$ 0.87	0.89	\$ 0.94	\$ 0.98	\$ 0.99	
Non-Residential Tax Rate (\$1.59 per Statute)	A \$ 1.51	\$ 1.44	\$ 1.36	\$ 1.36	\$ 1.35	\$ 1.35	\$ 1.36	1.38	\$ 1.44	\$ 1.515	\$ 1.535	
Fayston												
Common Level of Appraisal	110.99%	98.53%	88.12%	76.28%	72.14%	92.83%	100.33%	100.98%	101.57%	105.84%	104.65%	
Equalized Homestead Tax Rate	\$ 1.60	\$ 1.50	\$ 1.37	\$ 1.32	\$ 1.26	\$ 1.26	\$ 1.32	\$ 1.38	\$ 1.51	\$ 1.62	\$ 1.67	3.1%
Actual Homestead Tax Rate	\$ 1.44	\$ 1.52	\$ 1.55	\$ 1.73	\$ 1.75	\$ 1.36	\$ 1.31	\$ 1.37	\$ 1.49	\$ 1.53	\$ 1.60	4.3%
Non-Residential Tax Rate (A divided by CLA)	\$ 1.36	\$ 1.46	\$ 1.54	\$ 1.78	\$ 1.87	\$ 1.45	\$ 1.36	\$ 1.37	\$ 1.42	\$ 1.43	\$ 1.47	2.5%
Moretown												
Common Level of Appraisal	106.18%	94.52%	94.52%	83.83%	75.01%	72.15%	70.32%	91.11%	101.45%	102.94%	103.71%	
Equalized Homestead Tax Rate	\$ 1.63	\$ 1.46	\$ 1.35	\$ 1.30	\$ 1.31	\$ 1.36	\$ 1.37	\$ 1.40	\$ 1.53	\$ 1.70	\$ 1.79	5.6%
Actual Homestead Tax Rate	\$ 1.54	\$ 1.55	\$ 1.43	\$ 1.55	\$ 1.74	\$ 1.88	\$ 1.95	\$ 1.54	\$ 1.50	\$ 1.65	\$ 1.73	4.9%
Non-Residential Tax Rate (A divided by CLA)	\$ 1.42	\$ 1.52	\$ 1.44	\$ 1.62	\$ 1.80	\$ 1.87	\$ 1.93	\$ 1.51	\$ 1.42	\$ 1.47	\$ 1.48	0.6%
Waitsfield												
Common Level of Appraisal	70.16%	123.48%	117.18%	106.58%	98.80%	96.52%	101.57%	104.42%	105.74%	107.07%	107.40%	
Equalized Homestead Tax Rate	\$ 1.44	\$ 1.38	\$ 1.26	\$ 1.26	\$ 1.28	\$ 1.27	\$ 1.29	\$ 1.32	\$ 1.46	\$ 1.59	\$ 1.66	4.2%
Actual Homestead Tax Rate	\$ 2.05	\$ 1.11	\$ 1.08	\$ 1.18	\$ 1.30	\$ 1.31	\$ 1.27	\$ 1.27	\$ 1.38	\$ 1.48	\$ 1.54	3.9%
Non-Residential Tax Rate	\$ 2.15	\$ 1.17	\$ 1.16	\$ 1.28	\$ 1.37	\$ 1.40	\$ 1.34	\$ 1.32	\$ 1.36	\$ 1.42	\$ 1.43	1.0%
Warren												
Common Level of Appraisal	71.40%	61.40%	52.71%	104.42%	105.83%	104.45%	98.73%	97.54%	100.39%	101.76%	102.06%	
Equalized Homestead Tax Rate	\$ 1.46	\$ 1.40	\$ 1.23	\$ 1.21	\$ 1.23	\$ 1.21	\$ 1.20	\$ 1.23	\$ 1.35	\$ 1.48	\$ 1.56	4.9%
Actual Homestead Tax Rate	\$ 2.05	\$ 2.28	\$ 2.33	\$ 1.21	\$ 1.17	\$ 1.16	\$ 1.21	\$ 1.26	\$ 1.35	\$ 1.46	\$ 1.52	4.6%
Non-Residential Tax Rate (A divided by CLA)	\$ 2.11	\$ 2.36	\$ 2.58	\$ 1.30	\$ 1.28	\$ 1.29	\$ 1.38	\$ 1.41	\$ 1.43	\$ 1.49	\$ 1.50	1.0%
Waterbury												
Common Level of Appraisal	83.01%	73.85%	68.87%	112.48%	100.34%	97.47%	98.07%	99.30%	102.03%	102.71%	99.57%	
Equalized Homestead Tax Rate	\$ 1.35	\$ 1.32	\$ 1.20	\$ 1.21	\$ 1.19	\$ 1.23	\$ 1.28	\$ 1.31	\$ 1.42	\$ 1.58	\$ 1.66	4.6%
Actual Homestead Tax Rate	\$ 1.63	\$ 1.78	\$ 1.74	\$ 1.08	\$ 1.19	\$ 1.26	\$ 1.30	\$ 1.32	\$ 1.39	\$ 1.54	\$ 1.66	7.9%
Non-Residential Tax Rate (A divided by CLA)	\$ 1.82	\$ 1.95	\$ 1.97	\$ 1.21	\$ 1.35	\$ 1.39	\$ 1.39	\$ 1.39	\$ 1.41	\$ 1.48	\$ 1.54	4.5%
Duxbury												
Common Level of Appraisal	78.28%	130.40%	112.42%	107.17%	96.93%	95.59%	93.94%	94.44%	96.24%	100.82%	96.93%	
Equalized Homestead Tax Rate	\$ 1.43	\$ 1.34	\$ 1.12	\$ 1.23	\$ 1.21	\$ 1.24	\$ 1.29	\$ 1.32	\$ 1.44	\$ 1.60	\$ 1.68	4.8%
Actual Homestead Tax Rate	\$ 1.83	\$ 1.03	\$ 1.08	\$ 1.14	\$ 1.24	\$ 1.30	\$ 1.38	\$ 1.40	\$ 1.49	\$ 1.59	\$ 1.73	9.0%
Non-Residential Tax Rate (A divided by CLA)	\$ 1.93	\$ 1.10	\$ 1.21	\$ 1.27	\$ 1.39	\$ 1.41	\$ 1.45	\$ 1.46	\$ 1.50	\$ 1.50	\$ 1.58	5.4%

Prepared by Michelle J. Baker, Washington West SU Director of Finance, updated 7/15/2015