

Brookfield Tax District

Request for millage rate increase.

Spring 2025 for CY 2026 and
following

Summary of Brookfield Tax District Finances 2020 - 2025

Note: "Operational Funds" and "Capital Funds" are combined in this summary (see "Total Funds" on the yearly pages of full spreadsheet)

Note: Brookfield Recreation Association \$50 per household Fee is pass-through, not counted here

Full yearly spreadsheets follow on separate tabs (as originally created, with somewhat varying groupings)

Remaining
2025
obligations as
of 21 Mar

Category	2020	2021	2022	2023	2024	2025 (YTD)	of 21 Mar
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Balance Forward	10,126.04	9,323.03	10,563.67	12,401.15	8,452.92	4,487.71
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Income (taxes, interest, rare incidentals)	23,072.90	23,302.88	26,589.31	24,641.69	26,552.93	19,915.22
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Routine Landscaping including mulch	(17,647.51)	(15,996.74)	(18,567.01)	(18,343.60)	(18,928.19)	(10,377.00)	(8,979.52)
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Special Landscaping				(3,664.03)	(4,571.01)	(720.48)	
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Duke Energy	(6,228.40)	(6,065.50)	(6,174.82)	(6,466.86)	(6,926.94)	(1,861.57)	(5,751.90)
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Other Misc Expenses			(10.00)	(121.17)	(92.00)	-	
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Ending Balance	9,323.03	10,563.67	12,401.15	8,447.18	4,487.71	11,443.88	
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Total remaining obligations:	(14,731.42)
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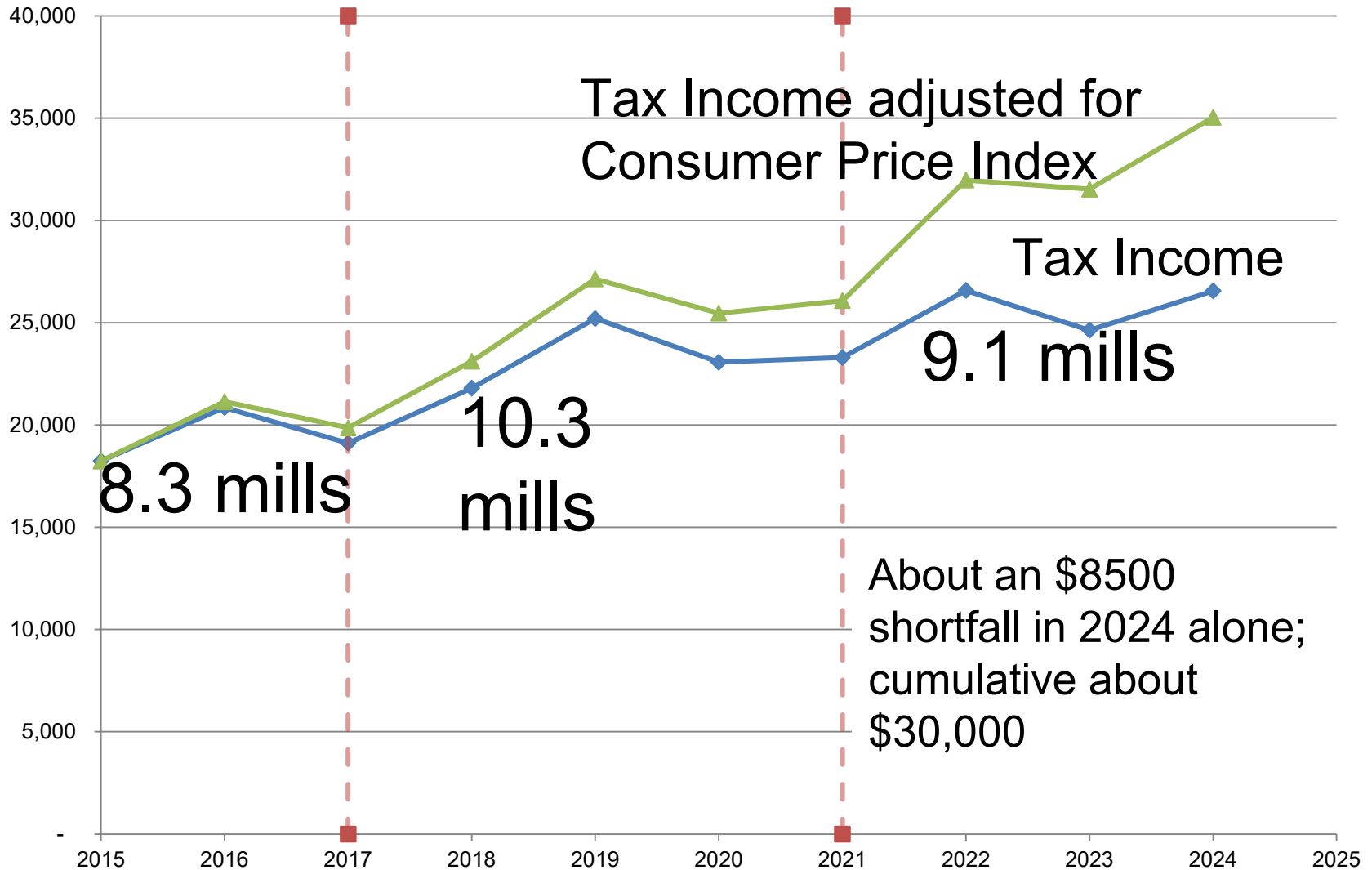
Note that our anticipated, contracted expenses for the rest of the year exceed our current balance.

Normally we receive about 5,000 - 6,000 during the months of April - November, so I expect we'll barely end 2025 in the black.

Note: there was a \$5.74 mistake in the 2022 balance, corrected at the beginning of 2023

Tax Income is not tracking inflation

Effect of inflation on tax income



CPI Reference: https://www.bls.gov/regions/mid-atlantic/data/consumerpriceindexhistorical_us_table.htm

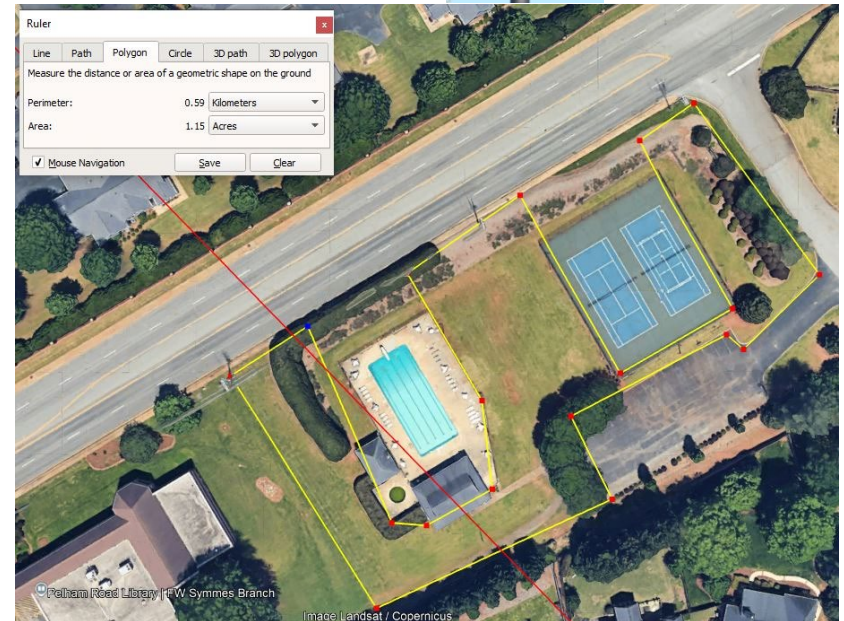
Routine Expenses

Two expenses are “routine”

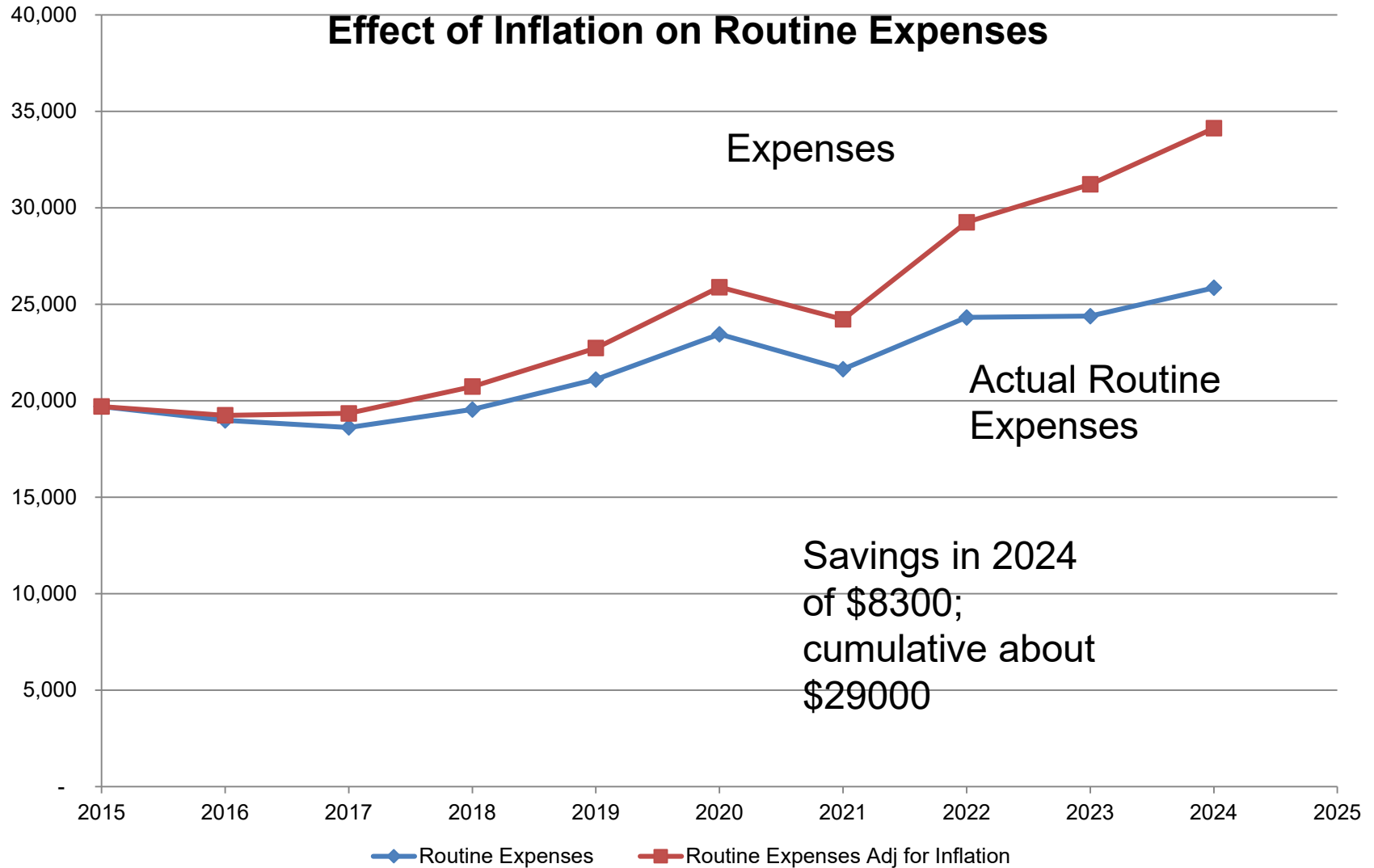
1. Lighting by Duke Energy
 - a) 38 Street lights
 - b) 1 Metered circuit (lighting for Brookfield sign)



2. Landscaping by contract with The Grounds Guys “Outside the Fence”
 - a) Fertilize, mow, & control weeds on approx. 1-1/4 acres of lawn
 - b) Annual trim of all shrubs
 - c) Annual apply 3-1/2 inches of mulch to beds



Routine Expenses vs Inflation



Special Expenses

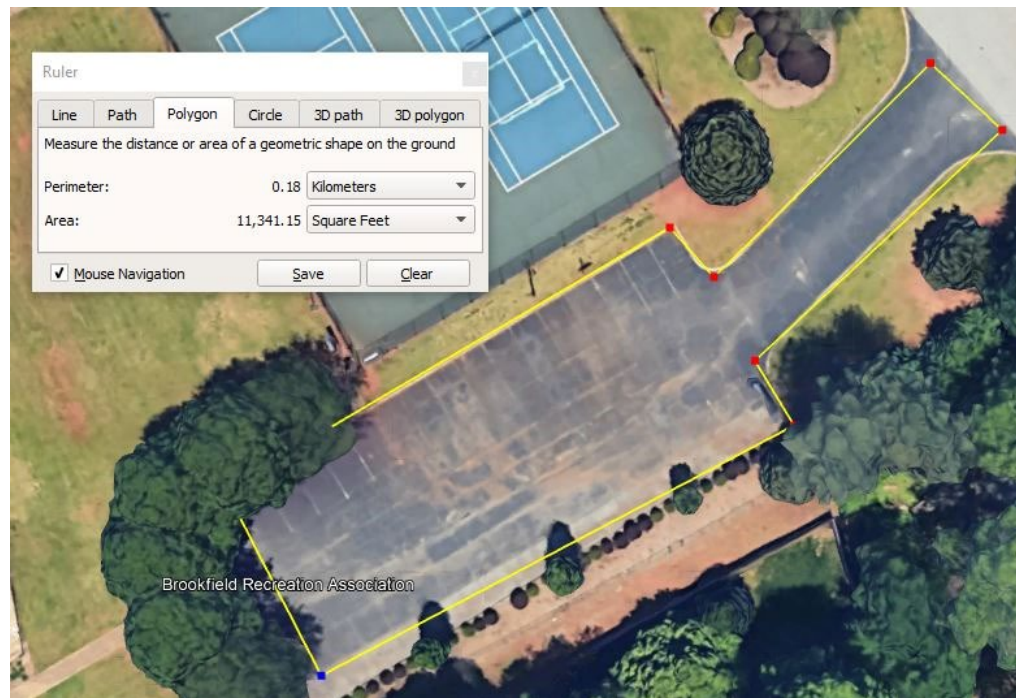
“Special” expenses are generally one-time or infrequent improvements or repairs

1. Example: modify landscaping at Pelham Creek entrance for traffic visibility and safety in 2023 & 2024.
 - About \$8100 total spread over two years



Special Expenses

2. Tend to storm damage
 - Post-Helene, \$750 to remove three downed trees
3. Participate with Rec Association to re-pave parking lot (every 10 – 20 years)
 - Estimated total cost of re-paving about \$50,000 to \$60,000 (for 11,341 square feet)



Other “Special Expenses”

- Repairs to infrastructure, for example irrigation system
- Remove dead or overgrown shrubbery or trees



Other “Special Expenses”

- Add new shrubs or appropriate landscaping to maintain a positive image for the neighborhood
- Possibly expand areas under maintenance to include the currently unattended entrance at Briton Way and Blacks Road, and the currently unattended strip of land along Pelham Road east of the main (Gilderbrook) entrance.

How are Special Expenses Covered?

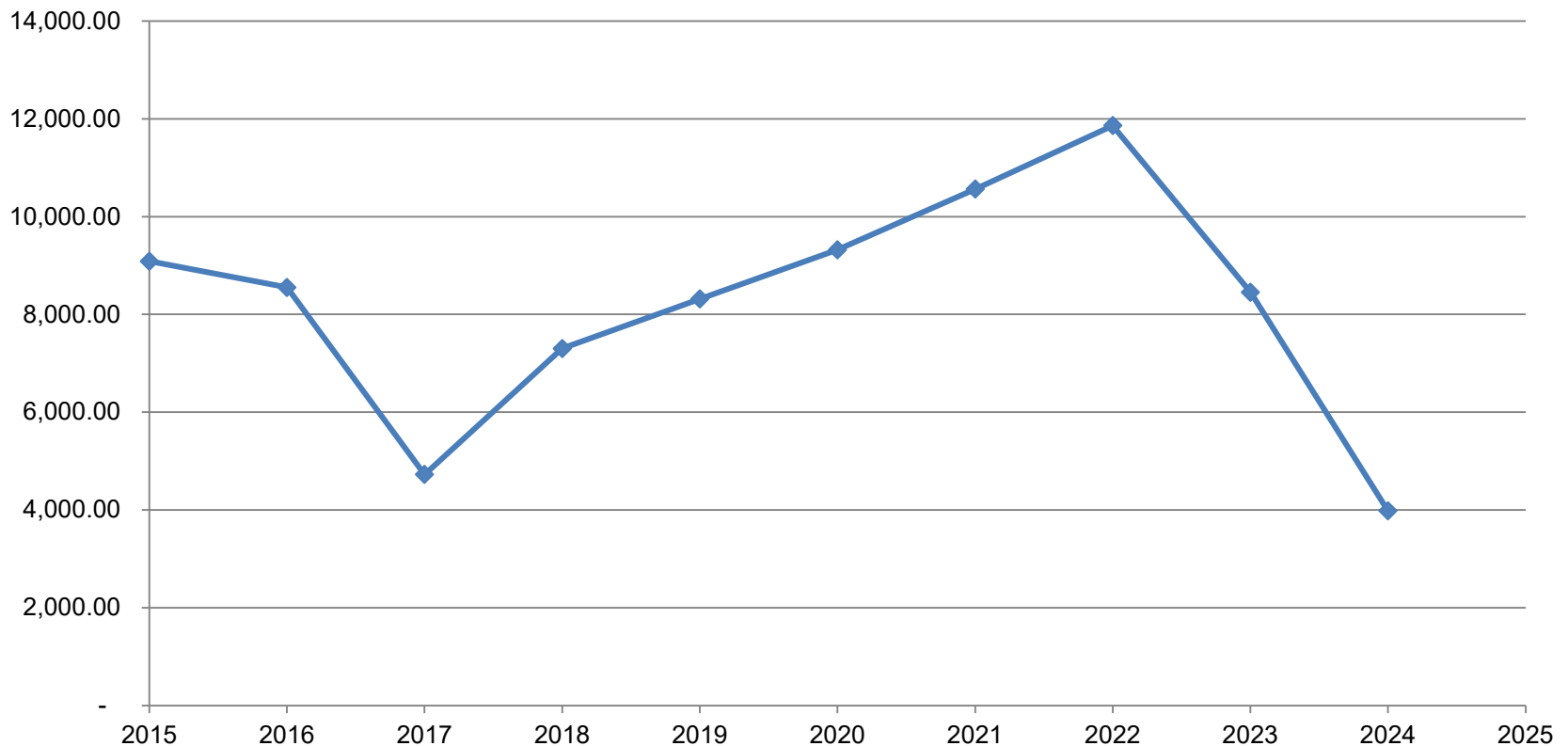
The Brookfield Tax District does not have any borrowing authority.

Therefore, all Special Expenses must be covered by accumulating “reserve” funds.

The state of our Reserve Funds

At the present time, we have no CD's or separate savings account for Reserve funds. In effect, the Reserve Fund is the lowest balance each year (reached in November or December). Here are the “reserve” funds for 2015 – 2024:

Lowest Balance each year



The need for a higher millage

As the previous slide shows, we were accumulating about \$1,000 a year from 2019 to 2023 toward reserves.

But to set aside \$50,000 over the next 5 to 10 years, we need to be accumulating \$5,000 to \$10,000 a year above our base expenses.

Why request 12.5 mills?

The current millage rate is 9.1 mills. That brought us an income of \$26,550 in 2024.

Applying the ratio $(12.5/9.1)$ to that 2024 income would predict an income of \$36,470 in 2026, the increase we feel is needed to prepare for parking lot repaving and other irregular expenses such as renewing or installing appropriate shrubbery.

What is the impact of this increased millage on an average homeowner?

Take the example of an owner-occupied house assessed at \$284,000

The Brookfield Community tax in 2024 was about \$103, based on a millage rate of 9.1 mills

If the millage rate is increased to 12.5 mills, the Brookfield tax in 2026 will become \$142, an increase of \$39 per year.

The same ratio of increase applies to Automobile and other personal or business property taxes.