

**Summary of Annual Fiscal Impacts
Parkhouse Residential Development
Upper Providence Township, Montgomery County, PA**

| | Existing Use | Proposed Use - 600 Residential Units | | | | | |
|--|-------------------|--------------------------------------|-----------------------------|----------------------------|------------------------|-----------------------------------|-----------------------|
| | Vacant Land | Single Family Detached | Towns 28' Wide Front Access | Towns 20' Wide Rear Access | Towns 24' Wide Stacked | Active Adult Carriage Home Villas | TOTAL |
| Residential Units | 0 | 44 | 151 | 176 | 76 | 153 | 600 |
| Non-Residential Square Feet | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Market Value | n/a | \$44,000,000 | \$117,025,000 | \$110,000,000 | \$39,900,000 | \$133,875,000 | \$444,800,000 |
| Equivalent value per Unit | n/a | \$1,000,000 | \$775,000 | \$625,000 | \$525,000 | \$875,000 | \$3,800,000 |
| Assessed Value (approx. 35.46% of market value) | \$4,279,140 | \$15,602,837 | \$41,498,227 | \$39,007,092 | \$14,148,936 | \$47,473,404 | \$157,730,496 |
| Residential Population | 0 | 154 | 335 | 391 | 169 | 213 | 1,262 |
| Total School-Aged Children | 0 | 41 | 32 | 37 | 16 | 0 | 126 |
| Employees | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Upper Providence Township | | | | | | | |
| Real Estate Tax Revenue (2.5 mills) | \$ 10,698 | \$ 39,007 | \$ 103,746 | \$ 97,518 | \$ 35,372 | \$ 118,684 | \$ 394,326 |
| Non-Property Tax Revenue | \$ - | \$2,227 | \$7,387 | \$8,610 | \$3,718 | \$7,318 | \$ 29,261 |
| Earned Income Tax Revenue (0.5%) | \$ - | \$ 65,591 | \$ 175,906 | \$ 166,807 | \$ 61,026 | \$ 74,504 | \$ 543,834 |
| Real Estate Transfer Tax (0.5%) | \$ - | \$ 22,000 | \$ 58,513 | \$ 55,000 | \$ 19,950 | \$ 66,938 | \$ 222,400 |
| Local Services Tax (\$47 per resident worker) | \$ - | \$ 705 | \$ 1,551 | \$ 1,833 | \$ 752 | \$ 987 | \$ 5,828 |
| Total Township Revenues | \$ 10,698 | \$ 129,531 | \$ 347,102 | \$ 329,768 | \$ 120,819 | \$ 268,430 | \$ 1,195,650 |
| Total Township Expenditures | \$ - | \$ (70,041) | \$ (152,028) | \$ (177,198) | \$ (76,518) | \$ (96,450) | \$ (572,235) |
| Net Township Fiscal Impact | \$ 10,698 | \$ 59,489 | \$ 195,074 | \$ 152,569 | \$ 44,301 | \$ 171,980 | \$ 623,415 |
| Spring-Ford Area School District | | | | | | | |
| Real Estate Tax Revenue (29.6712 mills) | \$ 126,967 | \$ 462,955 | \$ 1,231,302 | \$ 1,157,387 | \$ 419,816 | \$ 1,408,593 | \$ 4,680,053 |
| Non-Property Tax Revenue | \$ - | \$5,932 | \$15,777 | \$14,830 | \$5,379 | \$18,049 | \$ 59,967 |
| Intergovernmental Revenue | \$ - | \$ 151,376 | \$ 117,305 | \$ 136,727 | \$ 59,041 | \$ - | \$ 464,450 |
| Earned Income Tax Revenue (0.5%) | \$ - | \$ 65,591 | \$ 175,906 | \$ 166,807 | \$ 61,026 | \$ 74,504 | \$ 543,834 |
| Real Estate Transfer Tax (0.5%) | \$ - | \$ 22,000 | \$ 58,513 | \$ 55,000 | \$ 19,950 | \$ 66,938 | \$ 222,400 |
| Local Services Tax (\$5 per resident worker) | \$ - | \$ 75 | \$ 165 | \$ 195 | \$ 80 | \$ 105 | \$ 620 |
| Total School District Revenues | \$ 126,967 | \$ 707,854 | \$ 1,598,803 | \$ 1,530,751 | \$ 565,213 | \$ 1,568,083 | \$ 5,970,704 |
| Total School District Expenditures | \$ - | \$ (689,175) | \$ (534,060) | \$ (622,480) | \$ (268,798) | \$ - | \$ (2,114,513) |
| Net School District Fiscal Impact | \$ 126,967 | \$ 18,680 | \$ 1,064,743 | \$ 908,270 | \$ 296,414 | \$ 1,568,083 | \$ 3,856,191 |
| Total Development-Generated Revenues (Township + School District) | \$ 137,665 | \$ 837,385 | \$ 1,945,905 | \$ 1,860,518 | \$ 686,032 | \$ 1,836,513 | \$ 7,166,354 |
| Total Development-Generated Expenditures (Township + School District) | \$ - | \$ (759,216) | \$ (686,088) | \$ (799,679) | \$ (345,316) | \$ (96,450) | \$ (2,686,748) |
| Total Net Annual Fiscal Impact | \$ 137,665 | \$ 78,169 | \$ 1,259,817 | \$ 1,060,840 | \$ 340,716 | \$ 1,740,064 | \$ 4,479,606 |