

Highlights: MCC Board Proposed Budget for Fiscal Year 2025 (7/1/24–6/30/25)



McLean
Community
Center

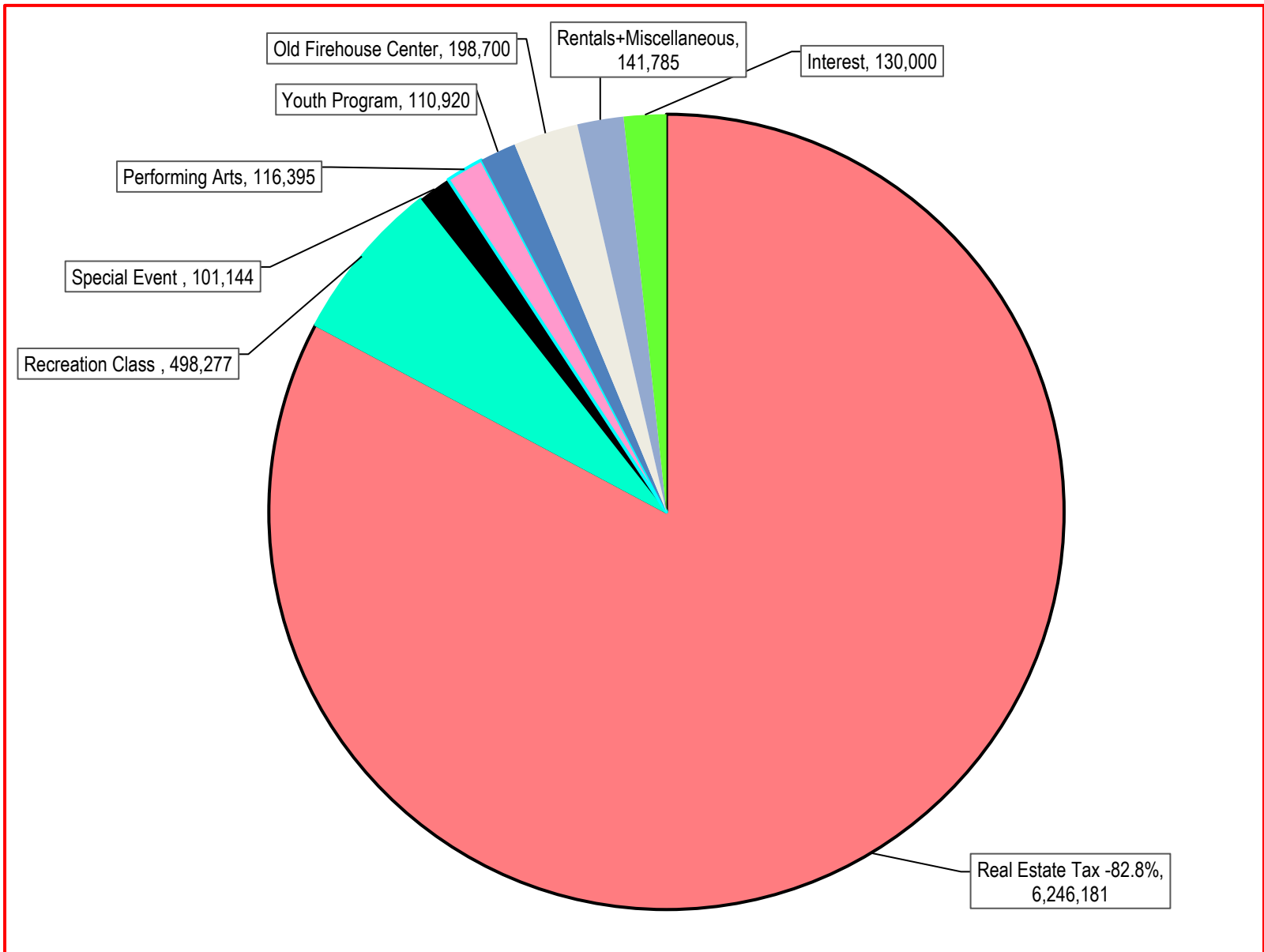
The Center of It All

Prepared for MCC Board Meeting
Wednesday, Sept. 27, 2023 at 6:30 p.m.

Executive Summary

- MCC maintains a strong history of financial stewardship. We have one of the lowest tax rates of our peer groups at 2.3c / \$100 of Assessed Values. This rate has been maintained since 2015. We propose to maintain the same rate for FY25.
- FY20 – FY22 were challenging years for MCC, as for the whole economy. COVID-19 affected the center's operations from March through June of FY21 and continued to impact FY22 with lower usage for safety. Recovery began in the second half of FY23.
- FY25 is budgeted to be a FULL year of normal operations. The registration for FY24 is picking up to pre-COVID operating levels and is expected to continue in FY25.
- FY25 Program Revenues are projected at \$1,167,221, a 11% increase over FY23.
- Total FY25 Revenues are projected to be \$7,543,402 a 9.5% growth over FY23.
- FY25 Expenses are projected to be \$8,304,621. This includes \$800,000 towards Capital Projects.
- The 50th Anniversary Budget of \$400,000 includes allocation of funds of \$95,000 in FY24, \$190,000 in FY25, and \$115,000 in FY26. This allocation of funds is for a one-time annual event and in addition to the operating budget. This presentation reflects FY24 and FY25 only.
- Visual Arts contribution towards the MPA Artfest is \$35,000.

FY25 Revenue



Financial Summary FY23-FY24-FY25

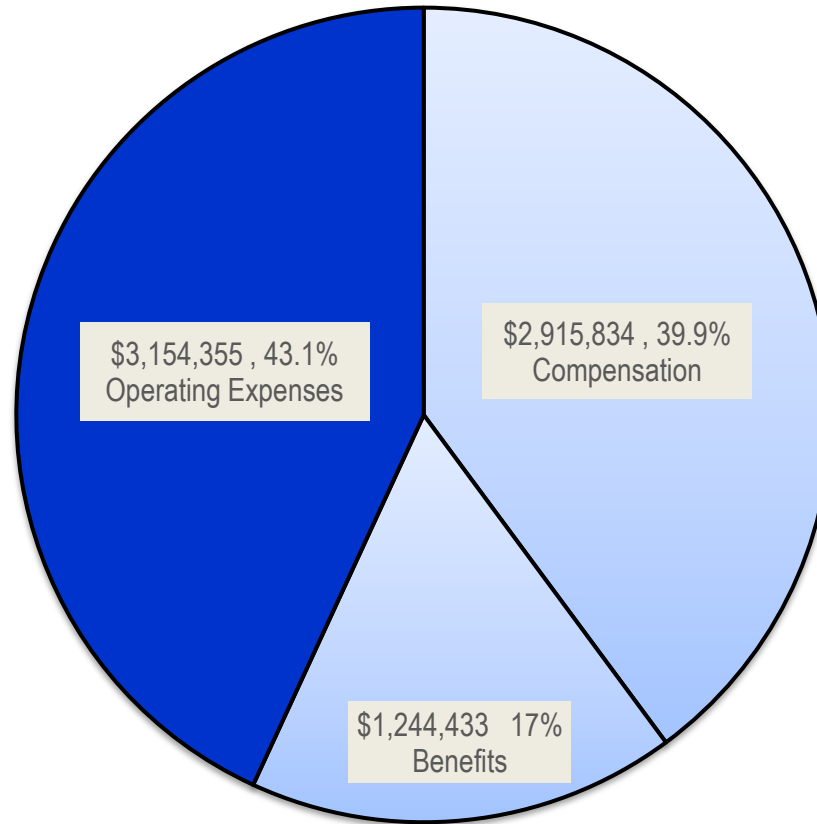
McLean Community Center

Financial Summary FY23-FY24 FY25 Preliminary Projections

	FY2023		FY2024		FY2025	
	Actuals		Adopted/ Advertised		Proposed	
Operating - REVENUE						
Real Estate Tax	5,705,134	82.8%	5,980,732	82.0%	6,246,181	82.8%
Interest on Investments	134,834	2.0%	20,000	0.3%	130,000	1.7%
Total Tax and Interest Revenue	5,839,968	84.8%	6,000,732	82.3%	6,376,181	84.5%
Recreational Class Fees- Instructional Programs	480,158	7.0%	532,723	7.3%	498,277	6.6%
Special Events	101,378	1.5%	96,500	1.3%	101,144	1.3%
Performing Arts - Theatre	96,073	1.4%	132,750	1.8%	116,395	1.5%
Youth Program Fees	94,217	1.4%	138,910	1.9%	110,920	1.5%
Old Firehouse Center Fees	152,812	2.2%	296,000	4.1%	198,700	2.6%
Net Program Revenue after Refunds & Discounts	924,638	13.4%	1,196,883	16.4%	1,025,436	13.6%
Miscellaneous (Facility, Perf Arts, OFC Rentals)	124,534	1.8%	97,500	1.3%	141,785	1.9%
TOTAL REVENUE	6,889,140	100.0%	7,295,115	100.0%	7,543,402	100.0%

This forecast is based upon reasonable assumption, given the current economic condition; however, it reflects only our best judgement at the present time and constitutes no representation or warrant of what the operating results will, in fact, be.

FY25 Expenses



■ Compensation 39.9 ■ Benefits 17.0 ■ Operating Expenses 43.1%

McLean Community Center
Financial Summary FY23-FY24 FY25 Preliminary Projections

	FY2023		FY2024		FY2025	
	Actuals		Adopted/ Advertised		Proposed	
Operating - Expenditure						
Administrative Services	1,078,231	17.3%	1,334,980	18.1%	1,330,860	17.7%
Facilities Services	708,399	11.4%	849,428	11.5%	810,505	10.8%
Public Information	616,039	9.9%	563,289	7.6%	713,717	9.5%
Support Expenditures	2,402,669	38.6%	2,747,697	37.2%	2,855,082	38.0%
Recreational Class - Instructional Programs	708,814	11.4%	850,797	11.5%	782,270	10.4%
Special Events	663,829	10.7%	755,007	10.2%	844,893	11.3%
Performing Arts- Theatre	1,468,397	23.6%	1,753,231	23.7%	1,692,372	22.6%
Youth Program	187,919	3.0%	366,772	5.0%	278,030	3.7%
Old Firehouse Center	777,767	12.5%	796,611	10.8%	826,975	11.0%
Visual Arts Activity	22,500	0.4%	25,000	0.3%	35,000	0.5%
50th Anniversary		0.0%	95,000	1.3%	190,000	2.5%
Program Expenditures	3,829,227	61.4%	4,642,418	62.8%	4,649,539	62.0%
Program + Support Expenditures	6,231,896	100.0%	7,390,115	100.0%	7,504,621	100.0%

This forecast is based upon reasonable assumption, given the current economic conditions; however, it reflects only our best judgement at the present time and constitutes no representation or warrant of what the operating results will, in fact, be.

FY25

The Components Making Up the Revenues:

- Taxes projected at 2.3c per \$100 of Assessed Value \$6,286,181 82.8%
(Based on the 2023 adjusted assessed value of Dranesville district 1A)
- Program, Rental and Interest Revenues \$1,297,221 17.2%
FY25 Program Revenue is projected to be 10% higher than FY23.

Administration- Finance – Registration- Front Desk – IT

Total Budget \$1,330,860

Compensation & Benefits \$1,158,410

Operating Expenses \$172,450

Including Key Expenses:

 PC Replacement - County \$40,000

 Telecom Usage Fees \$32,000

 Postage (Board Elections) \$20,000

 Telecom Equipment Fee - County \$17,000

 Tech Infrastructure - County \$15,000

 Printing & Binding \$ 8,000

- Admin. Operating Expenses are 5.4% of Total Operating Expenses.

FY25

Administration Public Information Office

Total Budget	\$713,717
• Compensation & Benefits	\$ 458,707
• Operating Expenses	\$ 255,010
• Including Key Expenses:	
Contract Services	\$ 85,000
Printing	\$ 65,000
Comm. Media	\$ 50,000
Postage	\$ 40,000
Marketing	\$ 6,000

Admin PIO Operating Expenses are 8.09% of Total Operating Expenses

Facilities

Total Budget	\$810,505
• Comp. & Benefits	\$532,005
• Operating Expenses	\$278,500
• Including Key Expenses:	
Building Contracts	\$120,000
Other Repairs.	\$ 65,000
Electricity	\$ 60,000
Gas	\$ 15,000
Refuse Disposal	\$ 8,000
Water	\$ 4,000

Facility Operating Expenses are 8.8% of Total Operating Expenses

FY25

Instruction Classes including MCC Specialty Camps

Program	FY25 Proposed Budget				
	Offered Classes	Projected Registrants	Projected total reach	Expenses	Revenue
AIM Dance	129	820	9,500	\$192,007	\$242,166
Body Moves Fitness	65	350	2,870	\$34,337	\$39,374
Dog Solve-Self Defense	8	55	429	\$5,949	\$3,259
FunFit	13	143	1,216	\$10,528	\$16,714
Joel Olson (Cooking)	78	400	472	\$39,535	\$43,541
Sports	10	70	470	\$3,624	\$4,060
Music Together	80	600	4,320	\$38,358	\$39,983
Fencing	16	88	421	\$9,271	\$12,644
Magnus Chess	7	109	654	\$36,973	\$45,900
Emily Weeks Fitness	10	185	1,665	\$2,693	\$3,087
CPR Class / Baby Sitting	6	30	30		
Mad Science	5	75	375	\$33,863	\$44,176
SIA Membership based	Continuous	120	4,480	\$10,167	\$3,352
Operating Expenses				\$57,804	
Instructional Department TOTAL	427	3,045	26,901	\$475,108	\$498,258

Total Expenses	\$782,270
Compensation And Benefits	\$ 306,915
Operating Expenses	\$475,108
Key Expense Incl:	
Instructors Fees	\$417,551
Finance Charges (Registration Fees)	\$ 33,400
Supplies	\$ 10,000
Commercial Media	\$ 5,000
Printing	\$ 3,900

Instruction expenses are 15% of Total Operating Expenses.

** Offered Classes Include Varying Numbers of Individual Lessons

FY25

Special Events

Program	FY25 Proposed		
	Attendees	Expenses	Revenue
July 4th	4500	\$92,000	
Fall Parking Lot	1200	\$4,000	\$1,200
'McLean Pet Fest	1500	\$32,200	\$1,200
McLean 5K	500	\$11,600	
McLean Uncorked	1000	\$20,500	\$3,600
Downtown Partner Block Party		\$20,000	
Winter Lights		\$21,150	
Antique Show- Revenue Supports			
McDonald Fund	1000	\$6,000	\$6,000
McLean Holiday Craft Show	2300	\$12,500	\$6,000
Earth Day	300	\$10,000	
Spring Parking Lot Sale	1200	\$4,000	\$1,200
McLean Day	20000	\$233,250	\$87,944
Fiesta Del Sol	1500	\$60,000	
Operating Expenses		\$14,450	
Total Expenses	35000	\$541,650	\$107,144

Total Expenses \$844,893

Compensation and Benefits \$303,250
 Operating Expenses \$541,650

Key Expense Incl:

Artist/Vendor Contracts \$261,000
 Rental of Equipment \$155,500
 Commercial Media \$ 29,230
 Supplies \$ 28,000
 Service Other Agencies \$ 16,300
 Printing \$ 13,500
 Postage \$ 9,300
 Uniforms \$ 4,000

Special Event Op. Expenses are 17% of Total Operating Expenses.

FY25

Performing Arts

Program		FY 25 Proposed			
Events	# of events		Projected total reach	Expenses	Revenue
Adult Series	10		2,300	\$ 166,500	\$ 51,500
Family Series	17		2,475	\$ 148,955	\$ 34,350
Outdoor Concerts	9		1,800	\$ 62,465	\$ -
Speakers and lectures	2		400	\$ 1,847	\$ 6,500
Movies	25		1,250	\$ 1,440	\$ -
Library Speakers	1		300	\$ 6,660	\$ -
Chamber Music	5		300	\$ 19,560	\$ 1,500
Celebrations	5		450	\$ 37,440	\$ 3,500
Innovations	7		320	\$ 42,100	\$ 5,400
Music education(School Shows)	2		700	N/A	N/A
Recurring Classes with Performances	# of events	Projected participants	Projected total reach	Expenses	Revenue
Martin Luther King Jr Residency & Program	5	120	370	\$ 53,630	\$ 5,650
Youth productions	1	12	571	\$ 36,385	\$ 4,700
UTP	Continuous	12	1,105	\$ 22,895	\$ -
Improv Classes	6	60	656	\$ 7,265	\$ 6,000
Macdonald Competition	5	36	154	\$ 7,425	\$ 600
Camp Shakespeare	2	32	340	\$ -	\$ 2,200
Community Arts	N/A	N/A	N/A	\$ 550	\$ 7,800
Rentals	9	1,250	1,250	\$ 500	\$ 2,480
Overhead				\$ 280,934	
GRAND TOTALS	111	1,522	14,741	\$896,551	\$132,180

** Recurring Classes include varying numbers of sessions, and in some instances Performances.

Total Expenses: \$1,692,372

Compensation and Benefits \$795,821
Operating Expenses \$896,551

Expense:

Artists Fees \$438,090
Equipment \$109,875
Commercial Media \$103,620
Maintenance Repairs \$ 55,950
Printing (Brochures etc.) \$ 41,842
Training \$ 31,406
Equipment Rental \$ 21,300
Finance Charges \$ 18,325
Advertising Promotions \$ 12,300
Meals \$ 10,630
Transportation \$ 6,110
Professional Membership \$ 5,365

Perf Arts Op. Expenses are 28% of Total Operating Expenses.

FY25

Youth Programs

Program	FY 25 Proposed			
	Projected Registrants	Projected total reach	Expenses	Revenue
Harvest Happenings	725	725	\$11,714	\$500
Holiday Gingerbread	120	120	\$4,287	\$2,000
Santa Event - Photshoot/Cookie Decorating	250	250	\$6,808	\$2000
Spring Fest	500	500	\$8,574	\$1,400
Touch a Truck	1200	1200	\$3,675	
Parent/Child Dance	225	225	\$6,256	\$2,750
Youth Sub Total	3020	3020	\$41,314	\$8,650
Camp McLean **	230	2200	\$63,850	\$102,270
Total	3250	5220	\$105,164	\$110,920

Total Expenses \$278,060

Compensation & Benefits \$172,866
Operating Expenses \$105,164

Key Expense Incl:

Transportation \$ 25,000
Vendor/Artists \$ 17,406
Supplies \$ 16,100
Rec Activities \$ 8,315
Commercial Media \$ 7,000
Financial Services \$ 5,366
Meals \$ 5,300
Service Other Agencies \$ 4,410
Uniforms \$ 4,200
Professional Training \$ 3,000
Rental of Equipment \$ 2,660

Youth Operating Expenses are 3.3% of Total Operating Expenses.

** Camp McLean includes multiple days in each camp

FY25

Old Firehouse Center

Program	FY 25 Proposed			
	Projected Registrants	Projected Total Reach	Expenses	Revenue
After School Membership (School Year)	50	1,000	\$ 9,000	\$ 12,500
OFTC Camp (CAMP)	250	1,250	\$ 130,100	\$ 133,200
Family Events	4,500	4,500	\$ 63,305	\$ -
Friday Night Activities (FNA)	1,500	1,500	\$ 32,250	\$ 35,000
Break Trips (BT)	500	500	\$ 34,000	\$ 18,000
Rental WD (Facilities)	7,000	7,000		\$ 5,000
Rental WE (FAC)	6,000	6,000		\$ 50,000
Facility Maintenance Expenses			\$ 126,020	
Total Expenses	19,800	21,750	\$ 394,675	\$ 253,700

** ASP and Camps have multiple Days.

OFC Operating Expenses are 12.5% of total Operating Expenses.

Total Expenses **\$826,975**

Compensation & Benefits	\$432,300
Operating Expenses	\$394,675
Expense:	
Rec Activities	\$ 80,000
Transportation	\$ 70,000
Meals	\$ 40,500
Supplies	\$ 36,300
Building Mtn. Contracts	\$ 23,000
Commercial Media	\$ 20,000
Vendor/Artists	\$ 20,000
Electricity	\$ 18,500
Building Repairs	\$ 14,000
Financial Services	\$ 12,600
Printing	\$ 7,000
Vehicle Expenses	\$ 6,000
Professional Training	\$ 5,500
Furniture Equipment	\$ 5,000
Building Mtn & Supplies	\$ 5,000
Uniforms	\$ 3,000
Water	\$ 1,000

FY25

Old Firehouse Center Programs

After School Program

After School Program-2nd year into switch from 7-12 graders to 5-9 graders.

Break Trips

Break Trips (Teacher Workdays, Winter & Spring Break examples include: iFly, Regal/AMC Theaters, Summit Ropes, ICE at the Gaylord, Dave & Buster's, Hershey's Chocolate World, Ultimate Archery, Laser Tag, Ice Skating, VR Zone, Splatter Paint, Uptown Alley, Main Event, WISP Winter Adventure, Altitude Trampoline, Timeline Arcade, Indoor Waterpark, Go Karting, Paintball, iPlay America, Defy Trampoline

Friday Night Activities

Friday Night Activities (events only teens participate in): 5th and 6th grade dances, Friday Night Trips, HS events

(Trips) Haunted House, Sporting Events, Zavazone, Laser Tag, Movie Theater

(Parties) Monster Mash, Ugly Sweater, Snowball, St. Patty's, Luau

Family Events

Includes Old Firehouse Block Party, Festival of Frights/Trunk or Treat, Winter Block Party, Sensory Day, Family Bingo and Snack & Paint.

Summer Camp Trips

Examples include : Metro Richmond Zoo, Paddle Boarding, Dave & Buster's, Busch Gardens, Autobahn Speedway, Philadelphia Food Tour, Defy Trampoline, Kings Dominion, Skate Zone, Dole's Outpost, Treetop Zoofari, Funland Fairfax, White Water Rafting at WISP, Ultimate Archery, Speedworld, Ocean City, Uptown Alley, Regal/AMC Theaters, Urban Air, Catocin Wildlife Preserve, Washington Nationals Baseball, Water County USA, Splatter Paint, Climbzone, Pedal Boating at National Harbor, Paintball, Tree Trekkers, Top Golf, Hershey Park, Medieval Times, Shadowland, Splashdown Waterpark, Magic Elm Skateland, Turkey Hill Factory, Richmond Food Tour, Pinstripes

Facility/Rentals is broken into different categories: facility numbers include the events hosted by OFC (Open Game Days, Open Game Nights, Mah Jongg Wednesdays), SPARC. Weekday rentals include any paid, partnership or 501(c)3 usage of the building Monday through Friday. Weekend rentals include any paid, partnership or 501(c)3 usage of the building Saturday and Sunday.

FY24 - FY25 - FY26 50th Anniversary Celebration

Event/Activity	Est. Date	FY24 Budget	FY25 Budget	FY26 Budget	TOTAL BUDGET	Strategic Goal
Community Picnic	Fall 2025		\$10,000	\$40,000	\$50,000	Welcome all of McLean & Its Global Community
Video	Spring 2025	\$25,000	\$25,000		\$50,000	Showcase Excellence
Timeline (website)	2025	\$10,000	\$15,000		\$25,000	Showcase Excellence
Community Art Project(s)	Spring 2025	\$50,000	\$80,000		\$130,000	Invite Discovery/Be Visible
Commemorative Plantings	Fall 2025			\$30,000	\$30,000	Model Sustainability & Good Stewardship
Time Capsule	Fall 2025			\$3,500	\$3,500	Welcome all of McLean & Its Global Community
Historical Lecture/Video Preview/Light Reception	Early Spring 2025		\$15,000	\$0	\$15,000	Welcome all of McLean & Its Global Community
Advertising/Marketing		\$10,000	\$20,000	\$15,000	\$45,000	Be Visible
Contingency			\$25,000	\$26,500	\$51,500	
Totals		\$95,000	\$190,000	\$115,000	\$400,000	

McLean Community Center

Capital Improvement Projects

Project Description	FY24 Budget	FY24 Revised- Carry Over	New Items Proposed for FY24	Final FY24 CIP	FY25 Proposed
THEATRE PROJECTS					
AV/IT/Dante Cat 6e Wiring Infrastructure Installation in Theatre Installation	\$150,000	\$221,567		\$221,567	
House Light/Worklight LED Renovation - Installation (Replacement)		\$250,000		\$250,000	
Theatre Chain Hoist System		\$22,000		\$22,000	
Railing Behind Theatre Seats		\$12,956		\$12,956	
Theatre Cyclorama motorized Roll Drop		\$30,000		\$30,000	
Replacement of Controllers for Dimmer Rack	\$20,500	\$20,500		\$20,500	
Total Theatre Projects	\$170,500	\$557,023	\$0	\$557,023	\$0

McLean Community Center					
Capital Improvement Projects					
Project Description	FY24 Budget	FY24 Revised-Carry Over	New Items Proposed for FY24	FY24 CIP	FY25 Proposed
MCC - OFC PROJECTS					
AV Upgrades/Projector - Old Firehouse			\$19,431	\$19,431	
ADA Upgrades - Old Firehouse				\$0	\$800,000
Sensory Room - Old Firehouse			\$50,000	\$50,000	
Stormwater Drainage Project			\$40,000	\$40,000	
McLean Central Park Playground - Community Investment			\$50,000	\$50,000	
Storage Sheds - 2 - Theatre and Sp Events		\$35,000		\$35,000	
Electric Vehicle Charging Stations		\$150,000	(\$150,000)	\$0	
Electric Supply Upgrade for Charging Stations		\$100,000	(\$100,000)	\$0	
MCC Energy Study			\$50,000	\$50,000	
Roof Above the Alden Stage		\$81,765		\$81,765	
Signage - MCC, OFC			\$25,000	\$25,000	
Digital Sign - McLean Central Park					TBD
Total MCC - OFTC Projects	\$0	\$366,765	(\$15,569)	\$351,196	\$800,000
Total Capital Expenses - Theatre + MCC Projects	\$170,500	\$923,788	(\$15,569)	\$908,219	\$800,000

Capital Projects Description

Theatre Projects – Carry-Over

- \$557,023 of carry-over project funding approved in prior years. Including Cat6e wiring, LED house/work light renovation, theatre hoist system, theatre seat railing, cyclorama motorized roll drop replacement, dimmer rack controller replacement. The majority of this work has to take place in the August timeframe when the theatre is dark and between seasons.

FY25 New request

- \$800,000 for essential ADA upgrades to Old Firehouse Bathrooms and Entrance. Request in process to Fairfax County BOS for partial support from FC FY23 General Fund Carry-Over Funds. If granted this allocation will be reduced.
- TBD – Digital Sign in McLean Central Park. Working with Fairfax County Park Authority to replace existing sign with digital sign.

FY24 Reallocation of Funds – results in (\$40,569) reduction in allocations.

- Energy Project reallocation - \$250,000 that was previously approved as placeholder to explore electric vehicle charging station being reduced to \$50,000 and reallocated to an overall MCC energy study. This placeholder allocation is not necessary to be considered in Fairfax County’s study for EV station locations.
- \$40,000 – Stormwater Drainage project regrading of land and sidewalk on back side of MCC. (Fairfax County is funding the Ingleside portion of project).
- \$50,000 new allocation for Sensory Room at Old Firehouse.
- \$25,000 new allocation for signage at MCC and OFC.
- \$50,000 new allocation as a community investment in the McLean Central Park for enhanced playground as component of McLean Central Park renovation beginning in Fall 2023.

McLean Community Center
Financial Summary FY23-FY24 FY25 Preliminary Projections

	FY2023		FY2024		FY2025
	Actuals		Adopted/ Advertised		Proposed
FUND STATEMENT					
Tax Rate per \$100 of Assessed Value	2.3C		2.3C		2.3C
Beginning MCC General Fund Balance	6,564,243		7,022,923		6,019,704
Total Revenue	6,889,103		7,295,115		7,543,402
Total Operating Expenditures	(6,231,896)		(7,295,115)		(7,314,621)
Net Surplus (Shortfall) from Operations	657,207		(0)		228,781
Less: 50th Anniversary	0		(95,000)		(190,000)
Less :Capital Expenses	(198,527)		(908,219)		(800,000)
Net Surplus/(Shortfall)(incl. Capitals)	458,680		(1,003,219)		(761,219)
MCC General Fund Balance	7,022,923		6,019,704		5,258,485
Annual Capital Equipment					
Capital Improvement Reserve Fund	6,022,923		5,019,704		4,258,485
Operating Contingency Reserve	1,000,000		1,000,000		1,000,000
Total Fund Balance	7,022,923		6,019,704		5,258,485

The Ending Balance fluctuates due to adjustments in revenues and expenditures, as well as carryover of balances each fiscal year.

The Capital Project Reserve is primarily for Capital Improvements at the McLean Community Center (MCC). and the OFC.

The Operating Contingency Reserve was established by the Governing Board to set aside cash reserves for operations as a contingency for unanticipated expenses and fluctuations in the center's revenue stream. The amount was increased to \$1,000,000 effective in FY 2023.

Fy24,Fy25 and FY26 have funds allocated for the 50th Anniversary.

This forecast is based upon reasonable assumption, given the current economic conditions; however, it reflects only our best judgement at the present time and constitutes no representation or warrant of what the operating results will, in fact, be.

FY25 Budget - Expenditures

- Operating Expenses represent the expenses used to operate MCC on an annual basis. They include regular costs such as, facility maintenance, utilities, instructor fees, theatre productions and expenses associated with events like July 4th and McLean Day. The funding for operating expenses is budgeted and approved for a single fiscal year.
- Personnel Expenses include salary compensation, taxes and benefits, such as health, retirement and workman's compensation.
- Capital Expenses are funds used to buy, replace and improve large items like air conditioning units, the Alden sound system, and projects like the planned renovation of the MCC and Old Firehouse facilities. These expenses are budgeted to be spent either in a single fiscal year or, sometimes to be spent across multiple years. An unfinished capital project can have its funding moved to the next fiscal year if this is deemed necessary to complete the purchase/work.

FY25 Budget - Taxes

- Tax Revenues = Total Tax Assessment of Properties in MCC Tax District multiplied by tax rate.
 - Example: For a house assessed at \$1,000,000, MCC tax assessment at 2.3¢ per \$100 would be \$230 per year.
- MCC uses FY23 tax assessment projections, provided by the County, for FY 2025 tax calculations.
- Actual Assessments for FY25 will not be announced until Feb. 2024.
- As a result, the tax revenue for FY 2025 is a projection.

Notes:

The Contingency Fund Reserve is to be maintained at \$1,000,000 effective FY21 third Quarter.

Assessed Value of Properties in Small District 1A

Residential Base - \$25,923,706,710

Non-Residential Base - \$1,233,603,460

2023 Tax Base - \$27,157,310,170

Total Households 18,310

Average value of household \$1,373,966

Tax paid by each household at .23C per \$100 = \$316 per year.

Other Considerations

- Other considerations?