Projected Tax Impact: New Rochelle Public Library

Tax Impact

Current Outstanding Debt Service & Future Tax Levy

Outstanding Debt Service Table

Fiscal Year	Principal	Interest	Total Debt Service	Change v. 25-26
2026	164,534	69,995	234,529	n/a
2027	171,642	64,995	236,637	2,108
2028	179,010	59,338	238,348	3,819
2029	181,656	52,742	234,398	(131)
2030	189,602	45,834	235,436	906
2031	197,873	38,387	236,260	1,731
2032	206,495	30,374	236,869	2,340
2033	**215,499**	**21,786**	**237,285**	**2,756**
2034	120,000	15,000	135,000	(99,529)
2035	125,000	10,200	135,200	(99,329)
2036	130,000	5,200	135,200	(99,329)
2037	-	-	-	(234,529)
2038	-	-	-	(234,529)
2039	-	-	-	(234,529)
2040	-	-	-	(234,529)
2041	-	-	-	(234,529)
2042	-	-	-	(234,529)
2043	-	-	-	(234,529)
2044	-	-	-	(234,529)
2045	-	-	-	(234,529)
2046	-	-	-	(234,529)
2047	-	-	-	(234,529)
2048	-	-	-	(234,529)
2049	-	-	-	(234,529)
2050	-	-	-	(234,529)
2051	-	-	-	(234,529)
2052	-	-	-	(234,529)
2053	-	-	-	(234,529)
2054	-	-	-	(234,529)
Totals	**$ 1,881,311**	**$ 413,851**	**$ 2,295,162**	

Current and Future Tax Levy

Fiscal Year	2026 Tax Levy + Projected Debt Service	Tax Rate per $1000 AV	Average Annual Tax Bill	Increase to Annual Tax Bill vs 25/26 FY
2026	7,377,667	27.54	440.63	n/a n/a
2027	7,379,775	27.55	440.76	*0.13* *0.03%*
2028	7,381,486	27.55	440.86	*0.23* *0.05%*
2029	7,377,536	27.54	440.62	*(0.01)* *(0.00%)*
2030	7,378,573	27.54	440.69	*0.05* *0.01%*
2031	7,379,398	27.55	440.73	*0.10* *0.02%*
2032	7,380,007	27.55	440.77	*0.14* *0.03%*
Peak	**7,380,423**	**27.55**	**440.80**	***0.16*** ***0.04%***
2034	7,278,138	27.17	434.69	*(5.94)* *(1.35%)*
2035	7,278,338	27.17	434.70	*(5.93)* *(1.35%)*
2036	7,278,338	27.17	434.70	*(5.93)* *(1.35%)*
2037	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2038	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2039	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2040	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2041	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2042	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2043	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2044	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2045	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2046	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2047	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2048	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2049	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2050	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2051	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2052	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2053	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*
2054	7,143,138	26.66	426.62	*(14.01)* *(3.18%)*

Notes

2025-26 Tax Levy	$	7,377,667
2025-26 Taxable Assessed Value	$	267,894,625 *Per District on 2/11/2026*
Tax Rate per $1,000 AV	$	27.54
Average Taxable AV	$	16,000
Tax Bill for Average Resident	**$**	**440.63**

Scenario 1
Infrastructure & Renovation - 15 Year PPU
$55,016,610

Projected Proforma Debt Service Table

Fiscal Year	Principal	Interest	Total Debt Service	Proforma Debt Service	Change v. 25-26
2026	-	-	-	234,529	n/a
2027	-	-	-	236,637	2,108
2028	430,000	357,608	787,608	1,025,956	791,427
2029	830,000	755,183	1,585,183	1,819,580	1,585,051
2030	1,275,000	1,111,249	2,386,249	2,621,684	2,387,155
2031	1,740,000	1,451,740	3,191,740	3,428,000	3,193,471
2032	2,215,000	1,775,956	3,990,956	4,227,825	3,993,296
2033	**2,280,000**	**1,642,489**	**4,722,489**	4,959,773	**4,725,244**
2034	3,470,000	1,355,897	4,825,897	4,960,897	4,726,367
2035	3,565,000	1,264,289	4,829,289	4,964,489	4,729,959
2036	3,660,000	1,169,103	4,829,103	4,964,303	4,729,774
2037	3,895,000	1,070,649	4,965,649	4,965,649	4,731,120
2038	4,000,000	964,705	4,964,705	4,964,705	4,730,176
2039	4,115,000	851,905	4,966,905	4,966,905	4,732,376
2040	4,235,000	731,747	4,966,747	4,966,747	4,732,218
2041	4,365,000	604,274	4,969,274	4,969,274	4,734,744
2042	4,500,000	468,522	4,968,522	4,968,522	4,733,993
2043	4,645,000	324,072	4,969,072	4,969,072	4,734,543
2044	4,800,000	168,000	4,968,000	4,968,000	4,733,471
2045	-	-	-	-	(234,529)
2046	-	-	-	-	(234,529)
2047	-	-	-	-	(234,529)
2048	-	-	-	-	(234,529)
2049	-	-	-	-	(234,529)
2050	-	-	-	-	(234,529)
2051	-	-	-	-	(234,529)
2052	-	-	-	-	(234,529)
2053	-	-	-	-	(234,529)
2054	-	-	-	-	(234,529)
Totals	**$ 55,020,000**	**$ 15,867,386**	**$ 70,887,386**	**$ 73,182,548**	

Projected Tax Impact Calculation

Fiscal Year	2026 Tax Levy + Projected Debt Service	Tax Rate per $1000 AV	Average Annual Tax Bill	Increase to Annual Tax Bill vs 25/26 FY
2026	7,377,667	27.54	**440.63**	*n/a* *n/a*
2027	7,379,775	27.55	**440.76**	*0.13* *0.03%*
2028	8,169,094	30.49	**487.90**	*47.27* *10.73%*
2029	8,962,718	33.46	**535.30**	*94.67* *21.48%*
2030	9,764,822	36.45	**583.20**	*142.57* *32.36%*
2031	10,571,138	39.46	**631.36**	*190.73* *43.29%*
2032	11,370,963	42.45	**679.13**	*238.50* *54.13%*
2033	**12,102,911**	**45.18**	**722.85**	***282.22*** ***64.05%***
2034	12,104,034	45.18	**722.91**	*282.28* *64.06%*
2035	12,107,626	45.20	**723.13**	*282.50* *64.11%*
2036	12,107,441	45.19	**723.12**	*282.49* *64.11%*
2037	12,108,787	45.20	**723.20**	*282.57* *64.13%*
2038	12,107,843	45.20	**723.14**	*282.51* *64.13%*
2039	12,110,043	45.20	**723.27**	*282.64* *64.14%*
2040	12,109,885	45.20	**723.26**	*282.63* *64.14%*
2041	12,112,411	45.21	**723.41**	*282.78* *64.18%*
2042	12,111,660	45.21	**723.37**	*282.74* *64.17%*
2043	12,112,210	45.21	**723.40**	*282.77* *64.17%*
2044	12,111,138	45.21	**723.34**	*282.71* *64.16%*
2045	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2046	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2047	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2048	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2049	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2050	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2051	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2052	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2053	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2054	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*

Assumptions

Notes issued annually to finance one-fifth of total project costs and note repayment as needed.
2027 Note issued at 3.25% interest rate.
2028, 2029, 2030 & 2031 Notes issued at 3.50% interest rate each.

2033 Bonds issued on 5/1/2032 to redeem outstanding 2031 Note.
Bonds issued for 12 years, to match entire remaining weighted average project life.
Prevailing 'Aa' rates + 0.50% (as of 2.9.26)
Principal paid annually on 5/1, beginning 5/1/2033.
Interest paid semiannually on 5/1 and 11/1, beginning 5/1/2033.
Amortized on basis of level total annual debt service.
Bond interest rate: 3.10%

Issuance	Amount	Date	Fiscal Year
New Money	11,003,322		
2027 BAN	**$ 11,003,322**	**5/6/2027**	**2027**
New Money	11,003,322		
Paydown	(430,000)		
2028 BAN	**$ 21,576,644**	**5/5/2028**	**2028**
New Money	11,003,322		
Paydown	(930,000)		
2029 BAN	**$ 31,749,966**	**5/4/2029**	**2029**
New Money	11,003,322		
Paydown	(1,775,000)		
2030 BAN	**$ 41,478,288**	**5/3/2030**	**2030**
New Money	11,003,322		
Paydown	(1,740,000)		
2031 BAN	**$ 50,741,610**	**5/2/2031**	**2031**
New Money	-		
Paydown	(2,215,000)		
2032 Bonds	**$ 48,526,610**	**5/1/2032**	**2032**

Scenario 2
Infrastructure & Renovation - 20 Year PPU
$55,016,610

Projected Proforma Debt Service Table

Fiscal Year	Principal	Interest	Total Debt Service	Proforma Debt Service	Change v. 25-26
2026	-	-	-	234,529	n/a
2027	-	-	-	236,637	2,108
2028	310,000	357,608	667,608	905,956	671,427
2029	580,000	759,383	1,339,383	1,573,780	1,339,251
2030	885,000	1,124,199	2,009,199	2,244,634	2,010,105
2031	1,200,000	1,478,340	2,678,340	2,914,600	2,680,071
2032	1,530,000	1,821,456	3,351,456	3,588,325	3,353,796
2033	**2,175,000**	**1,678,552**	**3,853,552**	**4,090,836**	**3,856,307**
2034	2,335,000	1,621,132	3,956,132	4,091,132	3,856,602
2035	2,395,000	1,559,488	3,954,488	4,089,688	3,855,158
2036	2,455,000	1,495,541	3,950,541	4,085,741	3,851,212
2037	2,615,000	1,429,502	4,044,502	4,044,502	3,809,972
2038	2,685,000	1,358,374	4,043,374	4,043,374	3,808,844
2039	2,760,000	1,282,657	4,042,657	4,042,657	3,808,127
2040	2,840,000	1,202,065	4,042,065	4,042,065	3,807,535
2041	2,925,000	1,116,581	4,041,581	4,041,581	3,807,051
2042	3,020,000	1,025,613	4,045,613	4,045,613	3,811,084
2043	3,115,000	928,671	4,043,671	4,043,671	3,809,142
2044	3,220,000	824,007	4,044,007	4,044,007	3,809,478
2045	3,330,000	711,307	4,041,307	4,041,307	3,806,778
2046	3,455,000	589,762	4,044,762	4,044,762	3,810,233
2047	3,585,000	458,472	4,043,472	4,043,472	3,808,943
2048	3,725,000	316,865	4,041,865	4,041,865	3,807,335
2049	3,880,000	164,512	4,044,512	4,044,512	3,809,983
2050	-	-	-	-	(234,529)
2051	-	-	-	-	(234,529)
2052	-	-	-	-	(234,529)
2053	-	-	-	-	(234,529)
2054	-	-	-	-	(234,529)
Totals	**$ 55,020,000**	**$ 23,304,082**	**$ 78,324,082**	**$ 80,619,245**	

Projected Tax Impact Calculation

Fiscal Year	2026 Tax Levy + Projected Debt Service	Tax Rate per $1000 AV	Average Annual Tax Bill	Increase to Annual Tax Bill vs 25/26 FY
2026	7,377,667	27.54	**440.63**	*n/a* *n/a*
2027	7,379,775	27.55	**440.76**	*0.13* *0.03%*
2028	8,049,094	30.05	**480.73**	*40.10* *9.10%*
2029	8,716,918	32.54	**520.62**	*79.99* *18.15%*
2030	9,387,772	35.04	**560.68**	*120.05* *27.25%*
2031	10,057,738	37.54	**600.70**	*160.07* *36.33%*
2032	10,731,463	40.06	**640.94**	*200.31* *45.46%*
2033	**11,233,974**	**41.93**	**670.95**	***230.32*** ***52.27%***
2034	11,234,269	41.94	**670.97**	*230.34* *52.27%*
2035	11,232,825	41.93	**670.88**	*230.25* *52.25%*
2036	11,228,879	41.92	**670.64**	*230.01* *52.20%*
2037	11,187,639	41.76	**668.18**	*227.55* *51.64%*
2038	11,186,511	41.76	**668.11**	*227.48* *51.63%*
2039	11,185,794	41.75	**668.07**	*227.44* *51.62%*
2040	11,185,202	41.75	**668.04**	*227.40* *51.61%*
2041	11,184,718	41.75	**668.01**	*227.38* *51.60%*
2042	11,188,751	41.77	**668.25**	*227.62* *51.66%*
2043	11,186,809	41.76	**668.13**	*227.50* *51.63%*
2044	11,187,145	41.76	**668.15**	*227.52* *51.64%*
2045	11,184,445	41.75	**667.99**	*227.36* *51.60%*
2046	11,187,900	41.76	**668.20**	*227.57* *51.65%*
2047	11,186,610	41.76	**668.12**	*227.49* *51.63%*
2048	11,185,002	41.75	**668.02**	*227.39* *51.61%*
2049	11,187,650	41.76	**668.18**	*227.55* *51.64%*
2050	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2051	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2052	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2053	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*
2054	7,143,138	26.66	**426.62**	*(14.01)* *(3.18%)*

Assumptions

Notes issued annually to finance one-fifth of total project costs and note repayment as needed.
2027 Note issued at 3.25% interest rate.
2028, 2029, 2030 & 2031 Notes issued at 3.50% interest rate each.

2033 Bonds issued on 5/1/2032 to redeem outstanding 2031 Note.
Bonds issued for 17 years, to match entire remaining weighted average project life.
Prevailing 'Aa' rates + 0.50% (as of 2.9.26)
Principal paid annually on 5/1, beginning 5/1/2033.
Interest paid semiannually on 5/1 and 11/1, beginning 5/1/2033.
Amortized on basis of level total annual debt service.
Bond interest rate: 3.55%

Issuance	Amount	Date	Fiscal Year
New Money	11,003,322		
2027 BAN	**$ 11,003,322**	**5/6/2027**	**2027**
New Money	11,003,322		
Paydown	(310,000)		
2028 BAN	**$ 21,696,644**	**5/5/2028**	**2028**
New Money	11,003,322		
Paydown	(580,000)		
2029 BAN	**$ 32,119,966**	**5/4/2029**	**2029**
New Money	11,003,322		
Paydown	(885,000)		
2030 BAN	**$ 42,238,288**	**5/3/2030**	**2030**
New Money	11,003,322		
Paydown	(1,200,000)		
2031 BAN	**$ 52,041,610**	**5/2/2031**	**2031**
New Money	-		
Paydown	(1,530,000)		
2032 Bonds	**$ 50,511,610**	**5/1/2032**	**2032**

Scenario 3
Infrastructure & Renovation - 25 Year PPU
$55,016,610

Projected Proforma Debt Service Table

Fiscal Year	Principal	Interest	Total Debt Service	Proforma Debt Service	Change v. 25-26
2026	-	-	-	234,529	n/a
2027	-	-	-	236,637	2,108
2028	240,000	357,608	597,608	835,956	601,427
2029	440,000	761,833	1,201,833	1,436,230	1,201,701
2030	670,000	1,131,549	1,801,549	2,036,984	1,802,455
2031	910,000	1,493,215	2,403,215	2,639,475	2,404,946
2032	1,160,000	1,846,481	3,006,481	3,243,350	3,008,821
2033	**1,510,000**	**1,919,549**	**3,429,549**	**3,666,834**	**3,432,305**
2034	1,650,000	1,879,685	3,529,685	3,664,685	3,430,156
2035	1,690,000	1,836,125	3,526,125	3,661,325	3,426,796
2036	1,740,000	1,791,002	3,531,002	3,666,202	3,431,673
2037	1,860,000	1,744,196	3,604,196	3,604,196	3,369,667
2038	1,910,000	1,693,604	3,603,604	3,603,604	3,369,075
2039	1,965,000	1,639,742	3,604,742	3,604,742	3,370,213
2040	2,020,000	1,582,364	3,602,364	3,602,364	3,367,835
2041	2,080,000	1,521,562	3,601,562	3,601,562	3,367,033
2042	2,145,000	1,456,874	3,601,874	3,601,874	3,367,345
2043	2,215,000	1,388,020	3,603,020	3,603,020	3,368,490
2044	2,290,000	1,313,596	3,603,596	3,603,596	3,369,066
2045	2,370,000	1,233,446	3,603,446	3,603,446	3,368,916
2046	2,455,000	1,146,941	3,601,941	3,601,941	3,367,411
2047	2,550,000	1,053,651	3,603,651	3,603,651	3,369,121
2048	2,650,000	952,926	3,602,926	3,602,926	3,368,396
2049	2,760,000	844,541	3,604,541	3,604,541	3,370,011
2050	2,875,000	727,517	3,602,517	3,602,517	3,367,987
2051	3,000,000	601,304	3,601,304	3,601,304	3,366,775
2052	3,140,000	465,404	3,605,404	3,605,404	3,370,875
2053	3,285,000	318,452	3,603,452	3,603,452	3,368,923
2054	3,440,000	163,400	3,603,400	3,603,400	3,368,871
Totals	**$ 55,020,000**	**$ 32,864,583**	**$ 87,884,583**	**$ 90,179,745**	

Projected Tax Impact Calculation

Fiscal Year	2026 Tax Levy + Projected Debt Service	Tax Rate per $1000 AV	Average Annual Tax Bill	Increase to Annual Tax Bill vs 25/26 FY
2026	7,377,667	27.54	**440.63**	*n/a* *n/a*
2027	7,379,775	27.55	**440.76**	*0.13* *0.03%*
2028	7,979,094	29.78	**476.55**	*35.92* *8.15%*
2029	8,579,368	32.03	**512.40**	*71.77* *16.29%*
2030	9,180,122	34.27	**548.28**	*107.65* *24.43%*
2031	9,782,613	36.52	**584.27**	*143.64* *32.60%*
2032	10,386,488	38.77	**620.33**	*179.70* *40.78%*
2033	**10,809,972**	**40.35**	**645.63**	***204.99*** ***46.52%***
2034	10,807,823	40.34	**645.50**	*204.87* *46.49%*
2035	10,804,463	40.33	**645.30**	*204.67* *46.45%*
2036	10,809,340	40.35	**645.59**	*204.96* *46.51%*
2037	10,747,334	40.12	**641.88**	*201.25* *45.67%*
2038	10,746,742	40.12	**641.85**	*201.22* *45.67%*
2039	10,747,880	40.12	**641.92**	*201.29* *45.68%*
2040	10,745,502	40.11	**641.77**	*201.14* *45.65%*
2041	10,744,700	40.11	**641.73**	*201.10* *45.64%*
2042	10,745,012	40.11	**641.75**	*201.11* *45.64%*
2043	10,746,157	40.11	**641.81**	*201.18* *45.66%*
2044	10,746,733	40.12	**641.85**	*201.22* *45.67%*
2045	10,746,583	40.11	**641.84**	*201.21* *45.66%*
2046	10,745,078	40.11	**641.75**	*201.12* *45.64%*
2047	10,746,788	40.12	**641.85**	*201.22* *45.67%*
2048	10,746,063	40.11	**641.81**	*201.18* *45.66%*
2049	10,747,678	40.12	**641.90**	*201.27* *45.68%*
2050	10,745,654	40.11	**641.78**	*201.15* *45.65%*
2051	10,744,442	40.11	**641.71**	*201.08* *45.63%*
2052	10,748,542	40.12	**641.96**	*201.33* *45.69%*
2053	10,746,590	40.11	**641.84**	*201.21* *45.66%*
2054	10,746,538	40.11	**641.84**	*201.21* *45.66%*

Assumptions

Notes issued annually to finance one-fifth of total project costs and note repayment as needed.
2027 Note issued at 3.25% interest rate.
2028, 2029, 2030 & 2031 Notes issued at 3.50% interest rate each.

2033 Bonds issued on 5/1/2032 to redeem outstanding 2031 Note.
Bonds issued for 22 years, to match entire remaining weighted average project life.
Prevailing 'Aa' rates + 0.50% (as of 2.9.26)
Principal paid annually on 5/1, beginning 5/1/2033.
Interest paid semiannually on 5/1 and 11/1, beginning 5/1/2033.
Amortized on basis of level total annual debt service.
Bond interest rate: 4.02%

Issuance	Amount	Date	Fiscal Year
New Money	11,003,322		
2027 BAN	**$ 11,003,322**	**5/6/2027**	**2027**
New Money	11,003,322		
Paydown	(540,000)		
2028 BAN	**$ 21,766,644**	**5/5/2028**	**2028**
New Money	11,003,322		
Paydown	(440,000)		
2029 BAN	**$ 32,329,966**	**5/4/2029**	**2029**
New Money	11,003,322		
Paydown	(670,000)		
2030 BAN	**$ 42,663,288**	**5/3/2030**	**2030**
New Money	11,003,322		
Paydown	(910,000)		
2031 BAN	**$ 52,756,610**	**5/2/2031**	**2031**
New Money	-		
Paydown	(1,160,000)		
2032 Bonds	**$ 51,596,610**	**5/1/2032**	**2032**