COST-BENEFIT ANALYSIS

Mineral Springs

Prepared by BMS 9/11/2013

PROJECTED ANNEXATION TAX REVENUES												
GENERAL FUND REVENUES	**FY2013-14**	**FY2014-15**	**FY2015-16**	**FY2016-17**	**FY2017-18**	**FY2018-19**	**FY2019-20**	**FY2020-21**	**FY2021-22**	**FY2022-23**	**FY2023-24**	**FY2024-25**
Personal & Real Property Tax	$ 1,176	$ 15,743	$ 44,696	$ 45,532	$ 46,383	$ 47,250	$ 48,134	$ 49,034	$ 49,951	$ 50,885	$ 51,837	$ 52,806
Sales Tax	-	3,909	12,065	12,077	12,088	12,100	12,112	12,124	12,136	12,148	12,160	12,172
Beer & Wine Tax	-	118	363	363	364	364	364	365	365	365	366	366
Gas Tax	391	892	1,928	1,937	1,947	1,957	1,967	1,977	1,988	1,999	2,009	2,020
Utility Franchise Tax	-	1,515	4,676	4,681	4,685	4,690	4,694	4,699	4,704	4,708	4,713	4,718
TOTAL TAX REVENUES	**1,567**	**22,177**	**63,727**	**64,589**	**65,467**	**66,362**	**67,272**	**68,199**	**69,144**	**70,105**	**71,085**	**72,082**
PROJECTED ANNUAL DEPARTMENTAL REVENUES												
Planning	5,960	-	-	-	-	-	-	-	-	-	-	-
Public Works	-	161	161	161	161	161	161	161	161	161	161	161
Solid Waste	-	484	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491
Transportation	-	77	115	115	115	115	115	115	115	115	115	115
TOTAL ANNUAL REVENUES	**5,960**	**722**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**	**1,767**
PROJECTED IMPACT FEE REVENUES												
Parks & Recreation Facilities Fees	-	4,488	9,537	-	-	-	-	-	-	-	-	-
Open Space Fees	-	2,344	4,982	-	-	-	-	-	-	-	-	-
Streets Fees	-	14,837	31,528	-	-	-	-	-	-	-	-	-
NET IMPACT FEE REVENUES	**-**	**21,669**	**46,047**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GENERAL FUND REVENUES	**7,527**	**44,568**	**111,541**	**66,356**	**67,234**	**68,129**	**69,039**	**69,966**	**70,911**	**71,872**	**72,852**	**73,849**

PROJECTED ONGOING DEPARTMENTAL EXPENDITURES												
GENERAL FUND EXPENDITURES	**FY2013-14**	**FY2014-15**	**FY2015-16**	**FY2016-17**	**FY2017-18**	**FY2018-19**	**FY2019-20**	**FY2020-21**	**FY2021-22**	**FY2022-23**	**FY2023-24**	**FY2024-25**
Fire **0.23% of cost**	-	-	-	-	-	-	-	-	-	-	-	-
Police	-	6,677	20,865	21,282	21,708	22,142	22,585	23,037	23,497	23,967	24,447	24,936
Public Works	-	696	710	724	739	753	768	784	799	815	832	848
Solid Waste	-	1,796	5,724	5,839	5,955	6,075	6,196	6,320	6,446	6,575	6,707	6,841
Transportation	-	326	824	2,533	2,584	2,635	2,688	2,742	2,797	2,853	2,910	2,968
TOTAL ONGOING EXPENDITURES	**-**	**9,495**	**28,123**	**30,378**	**30,986**	**31,605**	**32,238**	**32,882**	**33,540**	**34,211**	**34,895**	**35,593**
GAIN/(LOSS) GENERAL FUND NO CAP/ONE-TIME	**7,527**	**35,073**	**83,418**	**35,978**	**36,249**	**36,523**	**36,802**	**37,084**	**37,371**	**37,662**	**37,957**	**38,256**
Tax Rate Equivalent (in cents) for General Fund Net	0.00	0.01	0.04	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Cumulative GAIN/(LOSS)	**7,527**	**42,600**	**126,018**	**161,996**	**198,245**	**234,768**	**271,570**	**308,654**	**346,024**	**383,686**	**421,642**	**459,899**
PROJECTED CAPITAL AND ONE-TIME EXPENDITURES												
Police	-	6,892	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	1,081	2,298	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL AND ONE-TIME EXPENDITURES	**-**	**7,973**	**2,298**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GENERAL FUND EXPENDITURES	**-**	**17,468**	**30,421**	**30,378**	**30,986**	**31,605**	**32,238**	**32,882**	**33,540**	**34,211**	**34,895**	**35,593**
GAIN/(LOSS) GENERAL FUND WITH CAP/ONE-TIME	**7,527**	**27,100**	**81,120**	**35,978**	**36,249**	**36,523**	**36,802**	**37,084**	**37,371**	**37,662**	**37,957**	**38,256**
Tax Rate Equivalent (in cents) for General Fund Net	0.00	0.01	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Cumulative GAIN/(LOSS)	**7,527**	**34,627**	**115,747**	**151,725**	**187,974**	**224,497**	**261,299**	**298,383**	**335,753**	**373,415**	**411,371**	**449,628**

PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)												
Fire - **NOT** IMPACT FEE SUPPORTED **0.23**% of total cost	-	-	11,686	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROJECTS	**-**	**-**	**11,686**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
GAIN/(LOSS) IMPACT FEES & CIP	**7,527**	**27,100**	**69,434**	**35,978**	**36,249**	**36,523**	**36,802**	**37,084**	**37,371**	**37,662**	**37,957**	**38,256**
Tax Rate Equivalent (in cents) for CIP only	0.00	0.01	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Cumulative GAIN/(LOSS)	**$ 7,527**	**$ 34,627**	**$ 104,061**	**$ 140,039**	**$ 176,288**	**$ 212,811**	**$ 249,613**	**$ 286,697**	**$ 324,067**	**$ 361,729**	**$ 399,686**	**$ 437,942**

NOTES:

1. Property tax values are as of: 1/1/13
2. Assume one and one-half vehicles per household @ $ 9,994 per vehicle
3. Property tax rate, Beer and Wine Tax, Gas Tax and Utility Franchise Tax are projected from current year estimates.
4. FY2013 Property tax rate for the General Fund = $ 0.005675
5. Assumed tax growth per year = 1.87%
6. One penny on the current tax rate = $ 2,370,104
7. Assumed annual PS & operational increase 2.00%