ATTACHMENT 5

COST-BENEFIT ANALYSIS

Hendrick Southpoint

Prepared by BMS 8/1/2013

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	$ 6,676	$ 103,477	$ 296,567	$ 302,113	$ 307,762	$ 313,517	$ 319,380	$ 325,353	$ 331,437	$ 337,635	$ 343,948	$ 350,380
Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-
Beer & Wine Tax	-	-	-	-	-	-	-	-	-	-	-	-
Gas Tax	483	493	503	513	523	534	544	555	566	577	589	601
Utility Franchise Tax	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUES	**7,160**	**103,970**	**297,070**	**302,626**	**308,285**	**314,051**	**319,924**	**325,908**	**332,003**	**338,212**	**344,537**	**350,981**
PROJECTED ANNUAL DEPARTMENTAL REVENUES												
Fire	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
Planning	-	9,313	-	-	-	-	-	-	-	-	-	-
Public Works	-	-	199	199	199	199	199	199	199	199	199	199
Solid Waste	-	-	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	73	73	73	73	73	73	73	73
TOTAL ANNUAL REVENUES	**-**	**9,313**	**1,699**	**1,699**	**1,772**	**1,772**	**1,772**	**1,772**	**1,772**	**1,772**	**1,772**	**1,772**
PROJECTED IMPACT FEE REVENUES												
Parks & Recreation Facilities Fees	-	-	-	-	-	-	-	-	-	-	-	-
Open Space Fees	-	-	-	-	-	-	-	-	-	-	-	-
Streets Fees	-	-	901,440	-	-	-	-	-	-	-	-	-
NET IMPACT FEE REVENUES	**-**	**-**	**901,440**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GENERAL FUND REVENUES	**7,160**	**113,283**	**1,200,209**	**304,325**	**310,057**	**315,823**	**321,696**	**327,680**	**333,775**	**339,984**	**346,309**	**352,753**

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 **0.39% of cost**	-	-	-	10,721	10,936	11,155	11,378	11,605	11,837	12,074	12,316	12,562
Fleet Management	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	-	-	-	-	-	-	-	-	-	-	-	-
Police	-	-	20,452	20,861	21,278	21,704	22,138	22,581	23,032	23,493	23,963	24,442
Public Works	-	-	579	591	602	614	627	639	652	665	678	692
Solid Waste	-	-	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	95	6,706	6,840	6,977	7,116	7,259	7,404	7,552	7,703	7,857
TOTAL ONGOING EXPENDITURES	**-**	**-**	**21,126**	**38,879**	**39,657**	**40,450**	**41,259**	**42,084**	**42,926**	**43,784**	**44,660**	**45,553**
GAIN/(LOSS) GENERAL FUND NO CAP/ONE-TIME	**7,160**	**113,283**	**1,179,083**	**265,445**	**270,401**	**275,373**	**280,438**	**285,596**	**290,849**	**296,200**	**301,650**	**307,200**
Tax Rate Equivalent (in cents) for General Fund Net	0.00	0.05	0.50	0.11	0.11	0.12	0.12	0.12	0.12	0.12	0.13	0.13
Cumulative GAIN/(LOSS)	**7,160**	**120,443**	**1,299,525**	**1,564,971**	**1,835,372**	**2,110,745**	**2,391,182**	**2,676,778**	**2,967,627**	**3,263,827**	**3,565,477**	**3,872,677**
PROJECTED CAPITAL AND ONE-TIME EXPENDITURES												
Fleet Management	-	-	-	-	-	-	-	-	-	-	-	-
Police	-	-	16,423	-	-	-	-	-	-	-	-	-
Fire **(0.39%** of cost)	-	-	-	672	7,348	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-	-	-
Planning	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL AND ONE-TIME EXPENDITURES	**-**	**-**	**16,423**	**672**	**7,348**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GENERAL FUND EXPENDITURES	**-**	**-**	**37,549**	**39,551**	**47,004**	**40,450**	**41,259**	**42,084**	**42,926**	**43,784**	**44,660**	**45,553**
GAIN/(LOSS) GENERAL FUND WITH CAP/ONE-TIME	**7,160**	**113,283**	**1,162,660**	**264,773**	**263,053**	**275,373**	**280,438**	**285,596**	**290,849**	**296,200**	**301,650**	**307,200**
Tax Rate Equivalent (in cents) for General Fund Net	0.00	0.05	0.49	0.11	0.11	0.12	0.12	0.12	0.12	0.12	0.13	0.13
Cumulative GAIN/(LOSS)	**7,160**	**120,443**	**1,283,102**	**1,547,876**	**1,810,929**	**2,086,302**	**2,366,740**	**2,652,335**	**2,943,184**	**3,239,384**	**3,541,034**	**3,848,234**

PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)												
Fire - **NOT** IMPACT FEE SUPPORTED **0.39%** of total cost	-	-	20,007	-	-	-	-	-	-	-	-	-
Parks & Recreation - IMPACT FEE SUPPORTED												
TOTAL CAPITAL IMPROVEMENT PROJECTS	**-**	**-**	**20,007**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
GAIN/(LOSS) IMPACT FEES & CIP	**7,160**	**113,283**	**1,142,653**	**264,773**	**263,053**	**275,373**	**280,438**	**285,596**	**290,849**	**296,200**	**301,650**	**307,200**
Tax Rate Equivalent (in cents) for CIP only	0.00	0.05	0.48	0.11	0.11	0.12	0.12	0.12	0.12	0.12	0.13	0.13
Cumulative GAIN/(LOSS)	**$ 7,160**	**$ 120,443**	**$ 1,263,095**	**$ 1,527,869**	**$ 1,790,922**	**$ 2,066,295**	**$ 2,346,732**	**$ 2,632,328**	**$ 2,923,177**	**$ 3,219,377**	**$ 3,521,027**	**$ 3,828,227**

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%