

**COST-BENEFIT ANALYSIS
Massey's Chapel**

Prepared by BMS 11/4/2014

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2014-15	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Personal & Real Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax	-	-	-	-	-	-	-	-	-	-
Beer & Wine Tax	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUES	-	-	-	-	-	-	-	-	-	-
PROJECTED IMPACT FEE REVENUES										
Parks & Recreation Facilities Fees	-	-	-	-	-	-	-	-	-	-
Open Space Fees	-	-	-	-	-	-	-	-	-	-
Streets Fees	-	-	-	-	-	-	-	-	-	-
IMPACT FEE REVENUES	-	-	-	-	-	-	-	-	-	-
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ 175	\$ 75	\$ 75	\$ 175	\$ 75	\$ 75	\$ 175	\$ 75	\$ 75	\$ 175
Planning	-	-	-	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL REVENUES	175	75	75	175	75	75	175	75	75	175
TOTAL GENERAL FUND REVENUES	175	75	75	175	75	75	175	75	75	175
TOTAL REVENUES RECEIVED	175	75	75	175	75	75	175	75	75	175
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2014-15	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Fire	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	-	-	-	-	-	-	-	-	-	-
Police	1,383	1,411	1,439	1,468	1,497	1,527	1,557	1,589	1,620	1,653
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
TOTAL ONGOING EXPENDITURES	1,383	1,411	1,439	1,468	1,497	1,527	1,557	1,589	1,620	1,653
GAIN/(LOSS) GENERAL FUND ONGOING EXPENSES	(1,208)	(1,336)	(1,364)	(1,293)	(1,422)	(1,452)	(1,382)	(1,514)	(1,545)	(1,478)
Tax Rate Equivalent (in cents) for General Fund Net	(0.00)	(0.00)	(0.00)							
Cumulative GAIN/(LOSS) (includes impact fees)	(1,208)	(2,544)	(3,908)	(5,200)	(6,622)	(8,074)	(9,457)	(10,970)	(12,516)	(13,993)
PROJECTED CAPITAL AND ONE-TIME EXPENDITURES										
Police	-	-	-	-	-	-	-	-	-	-
Fire	77	-	-	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Planning	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL AND ONE-TIME EXPENDITURES	77	-	-	-						
TOTAL GENERAL FUND EXPENDITURES	1,460	1,411	1,439	1,468	1,497	1,527	1,557	1,589	1,620	1,653
GAIN/(LOSS) GENERAL FUND WITH CAP/ONE-TIME	(1,285)	(1,336)	(1,364)	(1,293)	(1,422)	(1,452)	(1,382)	(1,514)	(1,545)	(1,478)
Tax Rate Equivalent (in cents) for General Fund Net	(0.00)	(0.00)	(0.00)							
Cumulative GAIN/(LOSS) (includes impact fees)	(1,285)	(2,544)	(3,908)	(5,200)	(6,622)	(8,074)	(9,457)	(10,970)	(12,516)	(13,993)
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Fire - NOT IMPACT FEE SUPPORTED	-	-	-	-	-	-	-	-	-	-
Parks & Recreation - IMPACT FEE SUPPORTED	-	-	-	-	-	-	-	-	-	-
Public Works - Pro-rated costs of capital projects	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROJECTS	-	-	-							
GAIN/(LOSS) WITH IMPACT FEES & CIP (ALL COSTS)	(1,285)	(1,336)	(1,364)	(1,293)	(1,422)	(1,452)	(1,382)	(1,514)	(1,545)	(1,478)
Tax Rate Equivalent (in cents) for CIP only	(0.00)	(0.00)	(0.00)							
Cumulative GAIN/(LOSS) (includes impact fees)	\$ (1,285)	\$ (2,544)	\$ (3,908)	\$ (5,200)	\$ (6,622)	\$ (8,074)	\$ (9,457)	\$ (10,970)	\$ (12,516)	\$ (13,993)

NOTES:

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|--|-------------|-------------|---|
| 1. Property tax values are as of: | 1/1/14 | | |
| 2. Assume one and one-half vehicles per household @ | \$ 9,994 | per vehicle | 6. One penny on the current tax rate = |
| 3. Property tax rate, Beer and Wine Tax, Gas Tax and Utility Franchise Tax are FY13 Actuals. | | | \$ 2,417,396 |
| 4. FY2015 Property tax rate for the General Fund = | \$ 0.005912 | | 7. Assumed annual PS & operational increase |
| 5. Assumed tax growth per year = | 1.02% | | 2.00% |