

**COST-BENEFIT ANALYSIS
Hendrick Southpoint Phase II**

Prepared by BMS 10/20/14

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	\$ -	\$ 11,477	\$ 55,020	\$ 165,060	\$ 165,060	\$ 165,060	\$ 165,060	\$ 165,060	\$ 165,060	\$ 165,060
Sales Tax	-	-	-	-	-	-	-	-	-	-
Beer & Wine Tax	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUES	-	11,477	55,020	165,060						
PROJECTED IMPACT FEE REVENUES										
Parks & Recreation Facilities Fees	-	-	-	-	-	-	-	-	-	-
Open Space Fees	-	-	-	-	-	-	-	-	-	-
Streets Fees	-	-	-	-	-	-	-	-	-	-
IMPACT FEE REVENUES	-	-	-	-	-	-	-	-	-	-
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ 775	\$ 1,250	\$ 950	\$ 1,250	\$ 1,250	\$ 950	\$ 1,250	\$ 1,250	\$ 950	\$ 1,250
Planning	3,750	7,500	-	-	-	-	-	-	-	-
Public Works	-	104	107	109	111	113	115	118	120	122
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	172	172	172	172	172	172	172	172	172
TOTAL ANNUAL REVENUES	4,525	9,027	1,229	1,531	1,533	1,236	1,538	1,540	1,242	1,545
TOTAL GENERAL FUND REVENUES	4,525	20,504	56,249	166,591	166,593	166,295	166,598	166,600	166,302	166,605
TOTAL REVENUES RECEIVED	4,525	20,504	56,249	166,591	166,593	166,295	166,598	166,600	166,302	166,605
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	-	20,824	20,824	20,824	20,824	20,824	20,824	20,824	20,824	20,824
Public Works	-	1,867	1,927	1,989	2,053	2,120	2,189	2,260	2,335	2,412
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	200	200	200	2,122	2,122	2,122	2,122	2,122	2,122
TOTAL ONGOING EXPENDITURES	-	22,891	22,951	23,013	25,000	25,066	25,135	25,207	25,281	25,358
GAIN/(LOSS) GENERAL FUND ONGOING EXPENSES	4,525	(2,387)	33,298	143,578	141,594	141,229	141,462	141,393	141,021	141,247
Tax Rate Equivalent (in cents) for General Fund Net	0.00	(0.00)	0.01	0.06	0.06	0.06	0.06	0.06	0.06	0.06
Cumulative GAIN/(LOSS) (includes impact fees)	4,525	2,138	35,436	179,015	320,608	461,838	603,300	744,693	885,715	1,026,961
PROJECTED CAPITAL AND ONE-TIME EXPENDITURES										
Police	-	-	-	-	-	-	-	-	-	-
Fire	-	622	-	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Planning	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL AND ONE-TIME EXPENDITURES	-	622	-	-	-	-	-	-	-	-
TOTAL GENERAL FUND EXPENDITURES	-	23,513	22,951	23,013	25,000	25,066	25,135	25,207	25,281	25,358
GAIN/(LOSS) GENERAL FUND WITH CAP/ONE-TIME	4,525	(3,009)	33,298	143,578	141,594	141,229	141,462	141,393	141,021	141,247
Tax Rate Equivalent (in cents) for General Fund Net	0.00	(0.00)	0.01	0.06	0.06	0.06	0.06	0.06	0.06	0.06
Cumulative GAIN/(LOSS) (includes impact fees)	4,525	1,516	35,436	179,015	320,608	461,838	603,300	744,693	885,715	1,026,961
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Fire - NOT IMPACT FEE SUPPORTED	-	-	-	-	-	-	-	-	-	-
Parks & Recreation - IMPACT FEE SUPPORTED	-	-	-	-	-	-	-	-	-	-
Public Works - Pro-rated costs of capital projects	-	837	872	909	947	988	1,031	1,076	1,123	1,172
TOTAL CAPITAL IMPROVEMENT PROJECTS	-	837	872	909	947	988	1,031	1,076	1,123	1,172
GAIN/(LOSS) WITH IMPACT FEES & CIP (ALL COSTS)	4,525	(3,845)	32,426	142,670	140,646	140,241	140,432	140,318	139,899	140,075
Tax Rate Equivalent (in cents) for CIP only	0.00	(0.00)	0.01	0.06	0.06	0.06	0.06	0.06	0.06	0.06
Cumulative GAIN/(LOSS) (includes impact fees)	\$ 4,525	\$ 680	\$ 34,565	\$ 178,106	\$ 319,661	\$ 460,850	\$ 602,269	\$ 743,618	\$ 884,592	\$ 1,025,789

NOTES:

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