

**COST-BENEFIT ANALYSIS
BDG2400014 4802 Cheek Road**

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Personal & Real Property Tax	\$ 5,206	\$ 5,362	\$ 5,523	\$ 87,952	\$ 175,904	\$ 263,857	\$ 335,581	\$ 345,649	\$ 356,018	\$ 366,699
Sales Tax	-	-	-	40,638	83,667	129,192	168,457	173,411	178,512	183,762
Beer & Wine Tax	-	-	-	522	1,074	1,659	2,163	2,226	2,292	2,359
Gas Tax	-	-	-	2,733	5,628	8,690	11,331	11,664	12,007	12,360
Utility Franchise Tax	-	-	-	955	1,966	3,035	3,958	4,074	4,194	4,317
TOTAL TAX REVENUES	5,206	5,362	5,523	132,801	268,239	406,432	521,489	537,024	553,023	569,497
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning	-	-	-	11,034	11,034	11,034	11,034	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	1,260	2,520	3,780	4,770	4,770	4,770	4,770
Transportation	-	-	-	85	170	255	324	324	324	324
TOTAL ANNUAL REVENUES	-	-	-	12,379	13,724	15,069	16,128	5,094	5,094	5,094
TOTAL GENERAL FUND REVENUES	5,206	5,362	5,523	145,180	281,963	421,501	537,617	542,118	558,117	574,591
TOTAL REVENUES RECEIVED	5,206	5,362	5,523	145,180	281,963	421,501	537,617	542,118	558,117	574,591
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
Fire	-	-	-	3,836	7,864	12,093	15,766	16,554	17,382	18,251
Police	46,684	46,684	46,684	50,145	53,607	67,683	85,732	85,732	85,732	85,732
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	9,013	14,228	19,444	23,609	24,363	25,143	25,946
Transportation	-	-	-	1,106	2,212	3,318	4,202	4,202	4,202	4,202
TOTAL ONGOING EXPENDITURES	46,684	46,684	46,684	64,100	77,911	102,538	129,309	130,851	132,459	134,131
GAIN/(LOSS) GENERAL FUND ONGOING EXPENSES	(41,478)	(41,322)	(41,161)	81,080	204,052	318,963	408,308	411,267	425,658	440,460
Tax Rate Equivalent (in cents) for General Fund Net	(0.01)	(0.01)	(0.01)	0.02	0.05	0.07	0.10	0.10	0.10	0.10
Cumulative GAIN/(LOSS)	(41,478)	(82,801)	(123,962)	(42,882)	161,170	480,133	888,441	1,299,709	1,725,366	2,165,827
PROJECTED CAPITAL AND ONE-TIME EXPENDITURES										
Police	-	-	-	-	-	-	-	-	-	-
Fire	-	-	-	2,254	2,254	2,254	1,803	-	-	-
Public Works	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	7,448	8,798	10,147	9,994	5,125	5,125	5,125
Transportation	-	-	-	-	-	-	-	-	-	-
Planning	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL AND ONE-TIME EXPENDITURES	-	-	-	9,702	11,052	12,401	11,797	5,125	5,125	5,125
TOTAL GENERAL FUND EXPENDITURES	46,684	46,684	46,684	73,802	88,963	114,939	141,106	135,976	137,584	139,256
GAIN/(LOSS) GENERAL FUND WITH CAP/ONE-TIME	(41,478)	(41,322)	(41,161)	71,378	193,000	306,562	396,511	406,142	420,533	435,335
Tax Rate Equivalent (in cents) for General Fund Net	(0.01)	(0.01)	(0.01)	0.02	0.04	0.07	0.09	0.09	0.10	0.10
Cumulative GAIN/(LOSS)	(41,478)	(82,801)	(123,962)	(52,584)	150,118	467,732	876,644	1,294,584	1,720,241	2,160,702
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	-	18,852	18,852	18,852	15,082	-	-	-
TOTAL CAPITAL IMPROVEMENT PROJECTS	-	-	-	18,852	18,852	18,852	15,082	-	-	-
GAIN/(LOSS) WITH CIP (ALL COSTS)	(41,478)	(41,322)	(41,161)	52,526	174,148	287,710	381,429	406,142	420,533	435,335
Tax Rate Equivalent (in cents) for CIP only	(0.01)	(0.01)	(0.01)	0.01	0.04	0.07	0.09	0.09	0.10	0.10
Cumulative GAIN/(LOSS)	\$ (41,478)	\$ (82,801)	\$ (123,962)	\$ (71,436)	\$ 131,266	\$ 448,880	\$ 861,562	\$ 1,294,584	\$ 1,720,241	\$ 2,160,702

NOTES:

- Property tax values are as of: 7/1/2024
- Assume one and one-half vehicles per household @ per vehicle
- Property tax rate, Beer and Wine Tax, Gas Tax and Utility Franchise Tax are FY25 Actuals.
- FY2025 Property tax rate for the City = \$ 0.004371
- Assumed tax growth per year = 3.00%
- One penny on the current tax rate = \$ 4,294,688
- Assumed annual PS & operational increase 2.00%